WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120003156 DEEDWARR
Recvd: 01/13/12 10:55 2 pgs
Fees:13.00 Taxes:12210.00
20120113-0003672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2012.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Mobley, Trustee	Same	Map 132-10
(NAME)	(NAME)	
874 South Curtiswood Lane		Parcel 34
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS A. ORECK AND WIFE, TONI ORECK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY MOBLEY, TRUSTEE OF THE 874 S. CURTISWOOD LANE TRUST DATED DECEMBER 12, 2011,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Nashville, City of Oak Hill, Davidson County, Tennessee, being part of Lots 6 and 7 on the Map of Glen Leven, property of John Thompson, of record in Plat Book 2, page 161, Chancery Court for Davidson County, Tennessee, and being par particularly described as follows:

Beginning at an iron rod set at the intersection of the easterly right-of-way line of Curtiswood Lane, 50 feet in width, and the southerly property line of the property of R. G. Grooms, et ux, of record in Deed Book 3431, page 500, Register's Office for Davidson County, Tennessee; thence leaving the easterly right-of-way line of Curtiswood Lane with the southerly property line of R. G. Grooms, et ux, south 83 deg 35' 13" east 579.32 feet to an existing iron rod at a corner common with the property of Raymond L. Danner, et ux, of record in Deed Book 5545, page 889, Register's Office for Davidson County, Tennessee; thence with the westerly property line of Raymond L. Danner, et ux, south 21 deg. 57' 14" east, 149.49 feet to an existing iron rod; thence, south; south 53 deg. 43' 09" east 119.38 feet to an existing iron bar at a corner common with the property of the State of Tennessee Governors Mansion of record in Deed Book 1680, page 56, said Register's Office; thence with the northerly property line of the State of Tennessee Governors Mansion, south 69 deg. 30' 00" west, 271.16 feet to an existing iron bar; thence south 73 deg. 42' 50" west 349.83 feet to an existing iron bar in the easterly right-of-way line of said Curtiswood Lane; thence with the easterly right-of-way line of Curtiswood Lane, north 16 deg. 27' 55" west, 487.04 feet to the point of beginning, containing 205,169 square feet (4.710 acres), more or less.

Being the same property conveyed to Thomas A. Oreck by deed from Scott Douglas Smith and spouse, Nan Frazer Smith, of record in Instrument No. 20070605-0066691, said Register's Office.

This conveyance is subject to 2012 real property taxes and all easements and restrictions of record.

Toni Oreck joins in executing this deed to convey any marital interest she may have in said property.

unimproved ☐

This is improved ☒ property, known as 874 South Curtiswood Lane, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of January, 2012.

Thomas A. Oreck by Kevin D. Montgomery, Attorney in Fact

Thomas A. Oreck By Kevin D. Montgomery, Attorney in Fact

Toni Oreck by Kevin D. Montgomery, Attorney in Fact

Toni Oreck By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of January, 2012, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Thomas A. Oreck and Toni Oreck and acknowledged that he executed the same as the free act and deed of Thomas A. Oreck and Toni Oreck.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2012.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Kathy Snider

Notary Public