GSRM
BOX 44

BILL GARRETT, Davidson County
Trans:T20120058192 DEEDWARR
Recvd: 08/06/12 15:41 2 pgs
Fees:13.00 Taxes:405.15
20120806-0069996

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $109,500.00. Alan R. Houck Affiant Subscribed and sworn to before me, this 6th day of August, 2012. Lee A. Cohen Notary Public My Commission Expires: 5-5-2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner As Follows: Alan Houck and Carol Houck 1120 Prather Dr. Nancy, KY 42544	Send Tax Bills To: New Owner	Map-Parcel Number: 095050B17000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith R. Orser, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alan Houck and wife, Carol Houck**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 88 as shown on the Declaration and Covenants, Conditions and Restrictions Establishing the Easthaven Townhomes, a Planned Unit Development, of record as instrument No. 20010806-0083543, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith R. Orser, by deed from R. J. York Homes, LLC, of record as Instrument No. 20040901-0105762, dated August 27, 2004, said Register's Office.

Lauren Orser joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Keith R. Orser.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20010806-0083543, amended in Instrument No. 20031007-0147961 and as Instrument No. 20040419-0043570, said Register's Office.

3. Transmission Line Easement of record as as Book 1163, page 638 and Book 1207, page 513, said Register's Office.

4. Ingress/Egress Easement of record as Instrument No. 20031007-0147962, said Register's Office.

5. Easement for the flow of the waters of Mill Creek and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the water of Mill Creek, free from diminution or pollution.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2120 Lebanon Pike #88, Nashville, TN 37210.**

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6th day of August, 2012.

Keith R. Orser

Lauren Orser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith R. Orser and Lauren Orser, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016

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