BILL GARRETT, Davidson County
Trans:T20130047294 DEEDWARRSP
Recvd: 06/06/13 11:45 5 pgs
Fees:28.00 Taxes:7215.00
20130606-0057555

This Instrument Prepared By:
Edwin S. Pyle, Esq.
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this conveyance is $1,950,000.00.

Affiant

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this
5th day of June, 2013.

Susanne C. Pugh
Notary Public

My Commission Expires: May 20, 2014

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Edwin S. Pyle, Trustee U/A Dated May 29, 2013 **2525 West End Avenue, Suite 1500** **Nashville, TN 37203**	**SAME**	**130120A02500**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the **ESTATE OF BARBARA ANNEMARIE ORBISON, by and through ALEXANDER ORBISON AND ROY KELTON ORBISON, JR., the duly appointed and acting Co-Executors,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **EDWIN S. PYLE, TRUSTEE U/A DATED MAY 29, 2013, with full power to mortgage, sell, transfer and convey without the joinder of any person,** hereinafter referred to as "Grantee", his successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, known generally as 4 Kenilworth, Nashville, Tennessee, 37215, and more particularly described in **Exhibit A** attached hereto and incorporated by this reference, the "Property".

This is improved property known as **4 Kenilworth, Nashville, Tennessee 37215 [and sometimes referred to as 18 Inverary, Nashville, TN 37215]**.

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, his successors and assigns forever.

AND Grantors covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have a good right to sell and convey the same, and that the same is unencumbered, except as set forth on **Exhibit A**.

AND Grantors further covenant and bind themselves, their heirs, representatives, and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantors, but no further or otherwise.

Barbara Annemarie Orbison and Barbara A. Orbison are one and the same person.

Roy Kelton Orbison, Jr., and Roy K. Orbison, Jr., are one and the same person.

[The remainder of this page has intentionally been left blank.]

IN WITNESS WHEREOF, Grantors have executed this instrument effective as of May 31, 2013, on the dates set out below.

GRANTOR:

Estate of Barbara Annemarie Orbison, Deceased

By: _____
Alexander Orbison, Co-Executor

Date: June 5. 2013

By: _____
Roy Kelton Orbison, Jr., Co-Executor

Date: June 3, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared **Alexander Orbison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a **Co-Executor of the Estate of Barbara Annemarie Orbison,** the within named bargainor, and that he as such Co-Executor executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Co-Executor.

Witness my hand and seal at office in the aforesaid state and county this 5th day of June, 2013.

Susanne C. Pugh
Notary Public

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
May 20, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared **Roy Kelton Orbison, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a **Co-Executor of the Estate of Barbara Annemarie Orbison,** the within named bargainor, and that he as such Co-Executor executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Co-Executor.

Witness my hand and seal at office in the aforesaid state and county this 3rd day of June, 2013.

Deborah B. Irmick
Notary Public

DEBORAH B. IRMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

My Commission Expires:
5/3/16

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 25 on the map entitled Northumberland of record in Book 6250, Pages 128 and 129, 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 Barbara A. Orbison by deed from Edward James Norman, III and spouse, Kimberly H. Norman, of record as Instrument No. 20050620-0070121, dated June 15, 2005, said Register's Office. Barbara A. Orbison died testate on December 6, 2011. Pursuant to her Will of record in Docket No. 11P-1854 in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), said property is to be administered as part of her probate estate. Roy Kelton Orbison, Jr. and Alexander Orbison have been appointed as Co-Executors of her estate.

This conveyance is made subject to: (a) Real estate taxes for 2013 and future years, liens but not yet delinquent, (b) Such facts as would be disclosed by a comprehensive survey of the Property, (c) Matters shown on the Plan of record in Book 6250, Pages 128 and 129, and Surveyor's Certificate of Correction of record in Book 6386, Page 194, said Register's Office, (d) Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions For Northumberland of record as Instrument No. 20010629-0068967, said Register's Office, and the items referred to therein, (e) Such public utility and other easements of record as may affect the Property, and (f) Such other limitations, restrictions, encumbrances, and matters as appear of record.