BILL GARRETT, Davidson County
Trans:T20130107380 DEEDWARR
Recvd: 12/27/13 13:20 2 pgs
Fees:13.00 Taxes:1045.25

20131227-0130370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2-2014
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S. 2nd Floor
Nashville, Tennessee 37212

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel E. Orsborn, Co-Trustee	Same	83-14-241.00
(NAME)	(NAME)	
320 South 17th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **GERALD BEQETTE AND WIFE, JOYCE B. BEQUETTE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL E. ORSBORN AND CAROL L. ORSBORN, CO-TRUSTEES OF THE ORSBORN REVOCABLE INTER VIVOS TRUST, DATED NOVEMBER 11, 2003,** 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 Davidson County, Tennessee, being Lot No. 96 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald Bequette and wife, Joyce B. Bequette by Quitclaim Deed from Purple Door, LLC, filed of record on June 11, 2009, in Instrument No. 20090611-0054352 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 130, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **320 South 17th Street, Nashville, TN 37206**

(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 our hands this 17th day of December, 2013.

Gerald Bequette

Joyce B. Bequette

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~DAVIDSON~~ Johnson

Personally appeared before me, the undersigned, of said County, Gerald Bequette and wife, Joyce B. Bequette, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2013.

Commission expires: 10-28-15

Notary Public

OFFICIAL SEAL
CHARITY LEE
JOHNSON COUNTY
My Commission Expires 10-28-2015
NOTARY PUBLIC ARKANSAS