J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,970,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2015.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20150050364 DEEDWARR
Recvd: 06/24/15 09:29 2 pgs
Fees:13.00 Taxes:7289.00
20150624-0060351

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Reuben Bueno, Jr.	New Owner	**130 06 0 021.00**
705 Belle Meade Blvd.		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William D. Orand, Sr. and Pamela R. Orand, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reuben Bueno, Jr. and Dana Ferry Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5 on the Plan of Subdivision of Lots 18, 19, 20, and 21 of Belle Meade Plan No. 2 of record in Plat Book 421, Page 98 and 99, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 112 feet on the westerly side of Belle Meade Boulevard and runs back between parallel lines 280.7 feet on the south line and 282.3 feet on the north line to the easterly line of lot No. 8 in said subdivision and is a part of said Lot No. 18.

Being the same property conveyed to William D. Orand Sr. and Pamela R. Orand, husband and wife by quitclaim deed from William D. Orand, Trustee of the 705 Trust of record in Instrument No. 20131017-0108624 Register's Office for Davidson County, Tennessee, dated 10/02/2013 and recorded on 10/17/2013. See also Scrivener's Affidavit of record in Instrument No. 20131030-0112636, and Second Amendment to Trust Agreement (appointing William D. Orand as Successor Trustee) in Book 11722, Page 676, of said Register's Office.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 705 Belle Meade Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF June 22, 2015:

William D. Orand, Sr.

Pamela R. Orand

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, William D. Orand, Sr. and Pamela R. Orand, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 22nd day of June, 2015.

My Commission Expires: 6-26-16

Notary Public

20151277R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY