Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160049372 DEEDWARR
Recvd: 06/10/16 12:42 2 pgs
Fees:13.00 Taxes:1813.00
20160610-0059012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $490,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8265 SINGLE FAMILY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Insignia Ventures, GP, a Tennessee General Partnership	Insignia Ventures, GP	11604009500
108 Mayberry Court	108 Mayberry Court	
Franklin TN 37064	Franklin TN 37064	

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

MICHAEL ZORETIC AND NANCY ZORETIC AS CO-TRUSTEES OF THE JOE B. ORR GRANDCHILDREN'S TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

INSIGNIA VENTURES, GP, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 901 Estes Road, Nashville, TN 37215

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/or 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/or 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 its hand on the 8th day of June, 2016.

Joe B. Orr Grandchildren's Trust

BY: , Co-Trustee
Michael Zoretic, Co-Trustee

BY: Co-Trustee
Nancy Zoretic, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Michael Zoretic and Nancy Zoretic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Co-Trustee of JOE B. ORR GRANDCHILDREN'S TRUST, the within named barganor, a TRUST, and that Michael Zoretic and Nancy Zoretic, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said TRUST for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of June, 2016.

Notary Public

My Commission Expires

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot Nos. 73, 74, and 75, Clearview Subdivision, as of record in Book 3500, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from Michael A. Zoretic and wife, Nancy O. Zoretic to Michael Zoretic and Nancy Zoretic as Co-Trustees of the Joe B. Orr Grandchildren's Trust, as recorded on the 26th day of December, 2014 in Instrument No. 20141226-0117906; Quitclaim Deed from Estes Point Properties, LLC, a Tennessee limited liability company to Michael A. Zoretic and wife, Nancy O. Zoretic, as recorded on the 22nd day of December, 2011 in Instrument No. 20111222-0100206; Quitclaim Deed from Michael A. Zoretic and wife, Nancy O. Zoretic to Estes Point Properties, LLC, a Tennessee limited liability company, as recorded on the 26th day of January, 2009 in Instrument No. 20090126-0006566 and Warranty Deed from Leslie H. Rudloff, unmarried to Michael A. Zoretic and wife, Nancy O. Zoretic, as recorded on the 22nd day of September, 2004 in Instrument No. 20040922-0114161, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT NOS. 73, 74, AND 75, CLEARVIEW SUBDIVISION, as recorded in Plat Book 3500, Page(s) 25, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).