(1)

BILL GARRETT, Davidson County
Trans:T20160077182 DEEDWARRSP
Recvd: 09/02/16 10:57 5 pgs
Fees:28.00 Taxes:1591.00
20160902-0092529

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Michael A. Zoretic and Nancy O. Zoretic, Co-Trustees of the Joe B. Orr Grandchildren's Trust 5150 Hereford Court Brentwood, TN 30727	Same	119-10-196

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MICHAEL A. ZORETIC (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to MICHAEL A. ZORETIC AND NANCY O. ZORETIC, CO-TRUSTEES OF THE JOE B. ORR GRANDCHILDREN'S TRUST and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantees, forever.

This is improved property known as 197 Thompson Lane, Nashville, Tennessee.

Grantor covenants and binds himself and his heirs to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

Nancy O. Zoretic, spouse of Grantor, joins in this deed to quitclaim any interest she may have.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 26 day of August, 2016.

MICHAEL A. ZORETIC

NANCY O. ZORETIC

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Michael A. Zoretic and Nancy O. Zoretic, 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 26 day of August, 2016.

Notary Public

My Commission Expires:

01/06/20

ALLISON FOREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Tennessee)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $430,000.00.

Ty O. Jr Co-Trustee

Sworn to and subscribed before me this 24 day of August, 2016.

Notary Public

My Commission Expires:

01/04/20

ALLISON FOREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being Lot No. 30 and the northerly 12 ½ feet of Lot No. 4 of Block F on the Plan of Woodbine Courts, Section No. 2, not of record, described according to survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the southerly margin of Thompson Lane, said beginning point is the northeast corner of property conveyed to June V. Brindley by deed from George O. Waller and wife, of record in Book 1282, page 130, Register's Office for said County; thence with the easterly line of Brindley property, southwardly 150 feet to a point 12 ½ feet south of the northwest corner of Lot No. 4; thence eastwardly 75 feet to the westerly line of Lot No. 5 in said subdivision; thence with the westerly line of Lots No. 5 and 29, northwardly 150 feet to the southerly margin of Thompson Lane; thence with the southerly margin of said Lane, westwardly 75 feet to the point of beginning.

Being the same property conveyed to Michael A. Zoretic by Warranty Deed of record in Instrument No. 20010205-0011089, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, a lien, not yet due and payable.
2. Reciprocal Easement Agreement of record in Instrument No. 20010306-0021335, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 7003, page 42, Register's Office for Davidson County, Tennessee.