ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Gretchen Reese	{	} 135110c02200co }
{138 Nashboro Greens	{ Same	} }
{Nashville, TN 37217	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Frances Y. Oroson, a widow (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Gretchen Reese, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 22, Horizontal Property Regime Private Element Plat, Phase One, on the Plan of Nashboro Village-Tract 18, as of record in Plat book 11700, page 48 amending in Book 9700, page 968, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Frances Y. Oroson, married from Westminster Homes of Tennessee, Inc. by Warranty Deed from Westminister Homes of Tennessee, Inc. of record in Instrument No. 20010806-0083730, said Register's Office for Davidson County, Tennessee. Ariton Oroson, husband of Frances Y. Oroson has since died on December 21, 2017.

This is improved property known as 138 Nashboro Greens, Nashville, Tennessee 37217 also known as 444 Longhunter Court, Nashville, Tennessee 37217.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. Easement of record in Book 5563, page 5, said Register's Office for Davidson County, Tennessee.
3. All matters as shown on plat of record in Book 9700, page 968 and Book 11700, page 48, said Register's Office for Davidson County, Tennessee.
4. Charter of Nashboro Village HOA of record in Book 4828, page 834, said Register's Office for Davidson County, Tennessee.
5. License Agreement of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
6. Covenants of record in Book 4827, page 14; Book 11703, page 581; Instrument No. 200006270063887; Instrument No. 20001031-0108075; Instrument No. 20010322-0027767; and Instrument No. 20070118-0007533, said Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 68641 DEEDWARR
03/13/2018 11:32:37 AM 2 pgs
Fees: $13.00 Taxes: $649.35

20180313-0023609

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT18020041

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $175,500.00.
(
(
(Subscribed and sworn to before me
(this 8th day of March, 2018.
(
(
((My Commission Expires: _____

Affiant

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of March, 2018.

Frances Y. Oroson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Frances Y. Oroson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes herein.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of March, 2018.

My Commission Expires 1-6-19

Notary Public

VICKI W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY