Bill Garrett Davidson County
Batch# 95388 DEEDWARR
05/22/2018 10:24:32 AM 5 pgs
Fees: $28.00 Taxes: $3,607.50
20180522-0048872

GENERAL WARRANTY DEED

This Instrument Was Prepared By and After Recording Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Map/Parcel:
James Mosby **412 Prestwick Court** **Nashville, TN 37205**	**New Owner**	**104-14-0H-056.00** **CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$975,000.00**.

Affiant

Sworn to and subscribed before me this 21 day ~~of May~~, 2018.

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My commission expires: 10-3-2020

For and in consideration, the sum of Ten Dollars ($10) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **BUFORD H. ORTALE AND WIFE, CYNTHIA C. ORTALE, AS TO 3/4 UNDIVIDED INTEREST AND BUFORD H. (BUDDY) ORTALE AND SEVERN C. ORTALE, AS CO-TRUSTEES UNDER THE TRUST TWO CREATED BY THE TRUST AGREEMENT EXECUTED BY, WILLIAM P. ORTALE DATED AUGUST 25, 2004, AS TO 1/4 UNDIVIDED INTEREST** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **JAMES MOSBY AND SUSAN MOSBY , HUSBAND AND WIFE**(the "Grantee"), its successors and assigns, certain real estate in Robertson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **412 Prestwick Court, Nashville, TN 37205**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, the Grantors have hereunto set its hand on this 21 day of May, 2018.

BUFORD H. ORTALE

CYNTHIA C. ORTALE

SEVERN C. ORTALE, CO-TRUSTEE OF THE TRUST TWO DATED AUGUST 25, 2004

BUFORD H. (BUDDY) ORTALE, CO-TRUSTEE OF THE TRUST TWO DATED AUGUST 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **BUFORD H. ORTALE and CYNTHIA C. ORTALE**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of May, 2018.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared SEVERN C. ORTALE, CO-TRUSTEE OF THE TRUST TWO DATED AUGUST 25, 2004 with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the CO-TRUSTEE OF THE TRUST TWO DATED AUGUST 25, 2004 of the within named bargainor, a Trust, and that he as such Co- Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the TRUST TWO DATED AUGUST 25, 2004, by the said SEVERN C. ORTALE as such Co-Trustee.

Witness my hand, at office, this 21 day of May, 2018.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared BUFORD H. (BUDDY) ORTALE, CO-TRUSTEE OF THE TRUST TWO DATED AUGUST 25, 2004 with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the CO-TRUSTEE OF THE TRUST TWO DATED AUGUST 25, 2004 of the within named bargainor, a Trust, and that he as such Co- Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the TRUST TWO DATED AUGUST 25, 2004, by the said BUFORD H. (BUDDY) ORTALE as such Co-Trustee.

Witness my hand, at office, this 21 day of May, 2018.

Notary Public

My Commission Expires: 10-3-2

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969 and amended in Book 9582, page 838 and corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BUFORD H. ORTALE, by deed from ROBERT PHILLIP HENDERSON, TRUSTEE OF THE ROBERT PHILLIP HENDERSON QUALIFIED RESIDENCE TRUST DATED MAY 16, 2000, AS TO AN UNDIVIDED ONE-HALF INTEREST AND MARGARET B. HENDERSON, TRUSTEE OF THE MARGARET B. HENDERSON QUALIFIED RESIDENCE TRUST DATED MAY 16, 2000, AS TO AN UNDIVIDED ONE-HALF INTEREST, of record in Instrument No. 2004115-0136798, dated November 12, 2004, said Register's Office. Being further conveyed to WILLIAM P. ORTALE AND WIFE, JEAN H. ORTALE, A ONE-FOURTH (1/4) UNDIVIDED INTEREST AND BUFORD H. ORTALE AND WIFE, CYNTHIA C. ORTALE, A THREE-FOURTHS (3/4) UNDIVIDED INTEREST, by quitclaim deed from BURFORD H. ORTALE AND WIFE, CYNTHIA C. ORTALE, of record in Instrument No. 20041123-0140655, dated November 10, 2004, said Register's Office. The said William P. Ortale having since died on or about May 21, 2010, leaving (Marty) Jean H. Ortale the surviving tenant, of their 1/4 undivided interest. The said (Mary) Jean H. Ortale having since died testate on or about March 22, 2018 devising said property to BUFORD H. ORTALE AND WIFE, CYNTHIA C. ORTALE, AS TO 3/4 UNDIVIDED INTEREST AND BUFORD H. (BUDDY) ORTALE AND MY SON SEVERN C. ORTALE, AS CO-TRUSTEES UNDER THE TRUST CREATED BY THE TRUST AGREEMENT HERETOFORE EXECUTED BY MY HUSBAND, WILLIAM P. ORTALE WILL OF DATE AUGUST 25, 2004, AS TO 1/4 UNDIVIDED INTEREST, pursuant to the will of record in Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 18P716.

Exhibit B

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-14-0H-056.00 CO.

2. Matters shown on the Plan of record in Plat Book 7900, page 969 and amended in Book 9582, page 838 and corrected in Book 10270, page 34, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, Book 8282, page 45, Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 301, Book 9778, page 27, Book 10503, page 139 and amendment to By-Laws in Instrument No. 20020812-0097386, Instrument No. 20100615-0046543 and Instrument No. 20170720-0073719, said Register's Office.

4. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 8026, page 305 and Book 9567, page 185, said Register's Office.

5. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 8026, page 305 and Book 9567, page 185, said Register's Office.

6. Easement set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 8026, page 305 and Book 9567, page 185, said Register's Office.

7. Sewer Easements of record in Book 3467, page 204 and Book 3573, page 442, said Register's Office.

8. Designation and Agreement of record in Book 9738, page 770, said Register's Office.

9. Easement(s) of record in Book 9567, page 691, said Register's Office.

10. Easement Agreement of record in Book 9778, page 16, said Register's Office.

11. Storm Water Detention Agreement of record in Book 10633, page 334, said Register's Office.

12. Sewer Easement of record in Book 3467, page 204, said Register's Office.