(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 537587 **DEEDWARR**
12/18/2020 09:57:24 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00

20201218-0150081

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

mail →

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herbert Marshall Goldsmith	Herbert Marshall Goldsmith	130-12-0-A-048.00 CO
(NAME)	(NAME)	
939 Coast Blvd. #12B	939 Coast Blvd. #12B	
(ADDRESS)	(ADDRESS)	
La Jolla, CA 92037	La Jolla, CA 92037	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Roy K. Orbison Jr., a married man as his sole & separate property,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herbert Marshall Goldsmith and Lyda G. Goldsmith, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 48 on the plan of Northumberland, of record in Book 6250, pages 128 and 129, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roy K. Orbison, Jr., unmarried, by Warranty Deed from Peter R. Kang and wife, Sun Young Kye, dated April 10, 2008, of record in Instrument No. 20080411-0037097, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Roy K. Orbison, Jr. a married man as his sole & separate property, by Quitclaim Deed from Roy K. Orbison, Jr., married, dated May 12, 2020, of record in Instrument No. 20200519-0051975, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4 Buckland Abbey, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 6250, pages 128 and 128, corrected in Book 6386, page 194; Restrictions of record in Book 6377, page 18; Book 6545, page 799; Book 7663, page 468; Book 8919, page 45; Book 8990, page 50; Book 11298, page 935; Instrument No. 20010629-0068967 and Instrument No. 20180927-0095915; Articles of Incorporation/Charter of record in Book 6493, page 884; Book 7545, page 405 and Book 7841, page 73; Easement for sanitary sewers and/or storm drainage of record in Book 6548, page 98; Easement for Nashville Electric Service of record in Book 2296, page 303; Easement for water line of record in Book 1108, page 379; Easement for utility of record in Book 1181, page 486; Easement contained in deed of record in Book 7103, page 917; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 14th day of December, 2020.

Roy K. Orbison Jr.
By: Edwin S. Pyle, his Attorney-in-Fact

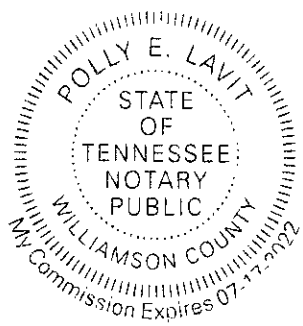
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Edwin S. Pyle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Attorney-in-Fact for Roy K. Orbison, Jr., the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Roy K. Orbison, Jr., the within named bargainor by the said Edwin S. Pyle as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of December, 2020.

Notary Public

My Commission Expires:



File No.: 33279