Bill Garrett Davidson County
Batch# 133748 DEEDWARR
08/27/2018 12:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63
20180827-0084672

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA T. COOK STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY COMM. EXP. MARCH 3, 2021

G-VRES-18-818

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Orr Properties, LLC	First Community Bank of Tennessee	
(NAME)	(NAME)	**082-13-0I-004.00**
818 Smiley St.	P.O. Box 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Rogersville, TN 37857	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY SHIELDS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ORR PROPERTIES, LLC ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 4, Neill Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Neill Avenue Townhomes of record in Instrument Number 20151009-0103114 and amended in Instrument No. 20180824-0084036, 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 a part of the same property conveyed to Harry Shields, married by Warranty deed from Sheryl Ann Foley, married of record in Instrument No. 20141212-0113838 Register's Office for Davidson County, Tennessee, dated December 10, 2014 and recorded on December 12, 2014.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151009-0103114 and amended in Instrument No. 20180824-0084036, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20151015-0104932, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 100, Chancery Court, at Nashville, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **818 Smiley St., Nashville, Tennessee 37206**.

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 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 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 my/our hand(s) this the 23rd DAY OF AUGUST, 2018.

Harry Shields by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HARRY SHIELDS, and who acknowledged he/she/they executed the same as the free act and deed of the said HARRY SHIELDS.

Witness my hand and official seal, this the 23rd of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Stephanie Kirk, do hereby make an oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to the law.

Stephanie Kirk

State of Tennessee

County of Washington

Personally appeared before me, Cindy Minton a notary public for this county and state, Stephanie Kirk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cindy Minton

My Commission Expires: 12-18-2019

Notary's Seal (if on paper)

Cynthia Ann Minton
State of Tennessee Notary Public
Sullivan County
My Commission Expires December 18, 2019