WARRANTY DEED

Karen Johnson Davidson County
Batch# 229785 DEEDWARR
05/14/2019 11:08:30 AM 2 pgs
Fees: $13.00 Taxes: $381.10
20190514-0045239

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of May, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Orange Capital LLC	~~NEW OWNER SAME~~	044 15 0 255.00
(NAME) 5810 Shelby Oakd Drive, Ste B	(NAME)	
(ADDRESS)	(ADDRESS)	
Memphis, TN 38134		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marilyn J. Dickens, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Orange Capital LLC**, 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. 82 of Section "D" on the Plan of E.I. DuPont deNemours and Company's Subdivision as of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 57 feet on the Easterly side of Berry Street and extends back 64.7 feet on the Northerly line and 64.8 feet on the Southerly line to the Westerly line of Lots No. 70 and 71, measuring 57 feet thereon.

Being the same property conveyed to Marilyn J. Dickens, unmarried by Quit Claim Deed from Sarah Rose Card, a married Woman dated January 4, 2018 and recorded January 5, 2018 as Instrument No. 20180105-0001535, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1009 Berry St, Old Hickory, TN 37138

File Number: COM-1903739

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 we do covenant with the said Grantees 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 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.

Witness our hands this 10th day of May, 2019.

Marilyn J. Dickens

STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Marilyn J. Dickens personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

True Copy Certification

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

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/23/2022

Notary Seal (if on paper)