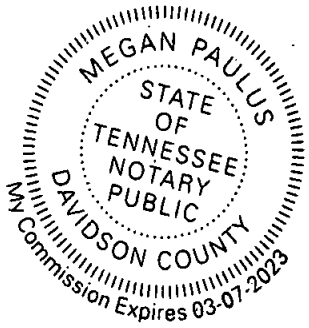
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of January, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and 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).
ASHLEY SHARPE AND ROBERT P. SHARPE	new owner	044 15 0 255.00
(NAME)	(NAME)	
1009 Berry Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 345899 **DEEDWARR**
01/21/2020 02:30:42 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20200121-0007408

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, **Orange Capital LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ASHLEY SHARPE AND ROBERT P SHARPE, WIFE AND HUSBAND,**, 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 Orange Capital LLC by Warranty Deed from Marilyn J. Dickens, unmarried dated May 10, 2019 and recorded May 14, 2019 as Instrument No. 20190514-0045239, in said Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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.

File Number: HLT-1913137SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVR19 1009

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

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 17 day of January, 2020.

Orange Capital LLC
a Tennessee Limited Liability Company

BY: _____
Joshua Silvis
Authorized Agent

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Silvis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Orange Capital, LLC , and is authorized to execute the instrument on behalf of Orange Capital, LLC, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Authorized Agent.

Witness my hand and official seal, this the 17 of January, 2020.

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

Notary Public

My Commission Expires:

(SEAL)

File Number: HLT-1913137SSO