RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210300083

WARRANTY DEED

Karen Johnson Davidson County
Batch# 598961 **DEEDWARR**
03/24/2021 09:28:12 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20210324-0038637

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of March, 2021.

Notary Public

MY COMMISSION EXPIRES:

GAY C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orion Capital Investments, LLC **2231 Highway 31E** **Gallatin, TN 37066**	**SAME**	**080-08-0-061.00**

FOR AND IN 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, WE,

JP Investment Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Orion Capital Investments, LLC, A Tennessee limited liability company

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. 236 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company, by Warranty Deed from Dahlia A. Williams and husband, Gilbert Williams a/k/a Will Gilbert Williams, dated 3/19/2020 and recorded 3/23/2020 in Instrument No. 20200323-0031369, Register's Office for Davidson County, Tennessee. ALSO BEING the same property previously conveyed to Dahlia A. Williams and husband, Gilbert Williams by Quitclaim Deed from Andrew I. Hereford, dated 12/20/2002 and recorded 3/5/2003 in Instrument No. 20030305-0028970; and being the same property previously conveyed to Andrew I. Hereford by Deed (document shows as Mortgage) from Dahlia A. Williams and Will Gilbert Williams, dated 6/25/1998 and recorded 6/25/1998 in Book 10992, Page 718; and being the same property previously conveyed to Will Gilbert Williams and wife, Dahlia A. Williams by Quitclaim Deed from Dahlia Williams formerly Dahlia A. Campbell, through Robert L. Smith, trustee, dated 5/8/1981 and recorded 5/11/1981 in Book 5743, Page 530; and being the same property previously conveyed to Dahlia A. Campbell by Quitclaim Deed from Duiel A. Campbell, dated 11/22/1977 and recorded 11/22/1977 in Book 5225, Page 265; and being the same property previously conveyed to Duiel A. Campbell and wife, Dahlia A. Campbell by Warranty Deed from Charles D. Parson and wife, Hazel L. Parson, dated 1/24/1974 and recorded 2/4/1974 in Book 4785, Page 376, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3242 Crowe Drive, Nashville, TN 37218**
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 22nd day of March, 2021.

JP Investment Group, LLC

BY: _____
Johnnie B. Poole, II, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Johnnie B. Poole, II, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of JP Investment Group, LLC the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Johnnie B. Poole, II as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee in this the 22nd day of March, 2021.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022