WARRANTY DEED

Karen Johnson Davidson County
Batch# 629683 DEEDWARR
05/05/2021 02:48:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20210505-0060498

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Orange Capital, LLC	New Owner	071 08 0 283.00
(NAME) 5810 Shelby Oaks Dr.	(NAME)	
(ADDRESS) Memphis, TN 38134	(ADDRESS)	
(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, **Deborah Wright, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Orange Capital, 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 and being Lot No. 97 on the Plan of Joywood as shown by a map of record in Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED in the above-described but excluded herefrom is a part of Lot No. 97 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Book 6027, Page 983, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Wright and wife Deborah Wright by Warranty Deed from Michael J. Morton and wife Carla Morton and Lillian C. Morton and husband James E. Morton dated March 12, 1993 and filed March 13, 1993 of record in Book 8887, Page 645, in the Register's Office for Davidson County, Tennessee. Patrick Wright predeceased Deborah Wright on February 2, 2002, leaving Deborah Wright the sole owner by survivorship.

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.

unimproved ☐
This is improved ☒ property, known as 420 E. Trinity Lane, Nashville, TN 37207

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 30th day of April, 2021.

Deborah Wright

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 Deborah Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of April, 2021.

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, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY