WARRANTY DEED

Karen Johnson Davidson County
Batch# 655391 **DEEDWARR**
06/11/2021 12:35:47 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20210611-0079060

G-SB-P-21-1305

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

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)
Caitlin Lee Rowan and Brendan Matthew Wood	**Legacy Home Loans, LLC**	
(NAME) **1305 Ardee Avenue**	(NAME) **4004 Hillsboro Pk. Ste. 216B**	**061-16-0-235.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Nashville, TN 37215**	
(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, **ORR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN LEE ROWAN, AN UNMARRIED WOMAN, AND BRENDAN MATTHEW WOOD, AN UNMARRIED MAN,** 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 Southerly Part of Lot No. 56, Block C on the Plan of Re-Subdivision of Sunnymeade, Unit No. 1 and Unit No. 2 of record in Plat Book 974, (incorrectly referred to as Book 874 in Prior deed), Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 56 fronts 50 feet on the Northerly margin of Ardee Avenue and extends back 207.6 feet on the Easterly line and 205 feet more or less on the Westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to ORR Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Melissa T. Stugart, married of record in Instrument No. 20201106-0130782 Register's Office for Davidson County, Tennessee, dated November 04, 2020 and recorded on November 06, 2020. Being the same property conveyed to Melissa T. Stugart by Warranty deed from Chartrice D. Crowley, unmarried of record in Instrument No. 20090504-0040599 Register's Office for Davidson County, Tennessee, dated May 01, 2009 and recorded on May 04, 2009.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 56 and 57, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1305 Ardee Avenue, Nashville, Tennessee 37216**.

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 7th DAY OF JUNE, 2021.

ORR Investments, LLC

BY: _____
Billy Wayne Orr
Member

BY: _____
Hunter Orr
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BILLY WAYNE ORR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of ORR INVESTMENTS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 7th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared HUNTER ORR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of ORR INVESTMENTS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 7th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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