Karen Johnson Davidson County
Batch# 713237 DEEDWARR
09/13/2021 10:09:51 AM 2 pgs
Fees: $13.00 Taxes: $1,228.40
20210913-0122035

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210700251

WARRANTY DEED

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

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
Lia Banks **3242 Crowe Drive** **Nashville, TN 37218**	Bancorp South Bank 2778 W Jackson St Bldg C, 2nd floor Tupelo MS 38801	**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,

Orion Capital Investments, LLC, a Tennessee limited liability company

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

Lia Banks, single woman

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 Orion Capital Investments, LLC, a Tennessee limited liability company, by Warranty Deed from JP Investment Group, LLC, a Tennessee limited liability company, dated 322/2021 and recorded 3/24/2021 in Instrument No. 20210324-0038637, 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 8th day of September, 2021.

Orion Capital Investments, LLC

BY: _____

Eric Alvarez, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Eric Alvarez with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent of Orion Capital Investments, LLC the within named bargainor, and corporation, and that he as such Authorized Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eric Alvarez as such Authorized Agent.

Witness my hand and official seal at office at Nashville, Tennessee on this 8th day of September, 2021.

Commission Expires:_____

_____
Notary Public

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