WARRANTY DEED

Karen Johnson Davidson County
Batch# 778502 DEEDWARR
12/22/2021 12:28:04 PM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20211222-0169252

B-SH-21-1930C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp.

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)
Orr Properties, LLC	**First Community Bank of East Tennessee**	
(NAME)	(NAME)	
3211 SE River Vista Dr.	**PO Box 820**	**092-07-0-76.00**
(ADDRESS)	(ADDRESS)	
Port St. Lucie, FL 34952	**Rogersville, TN 37857**	
(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, **TWO E'S DEVELOPMENT, 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 **ORR PROPERTIES, LLC,** 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 Unit C on the Plan of Herman Street Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20201021-0122453, supplemented in Instrument No. 20201204-0141121 and amended in Instrument No. 20210621-0083556, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert Kimble and wife, Mattie Kimble by deed from Cary Strong dated September 6, 1946 and filed of record in Book 1385, page 268, in the Register's Office for Davidson County, Tennessee. As to Tract 2.

Being a portion of the same property conveyed to Robert R. Kimble and wife, Mattie Kimble, by Warranty Deed from J.N. Barnett and wife, Mrs. Jessie S. Barnett dated February 24, 1942 and recorded September 20, 1942 of record in Book 1757, Page 311, in the Register's Office for Davidson County, Tennessee. As to Tract 1.

Said Mattie Kimble aka Hattie Kimble became deceased on March 28, 1991, vesting Robert R. Kimble as surviving tenant. Said Robert R. Kimble became deceased on April 19, 1993.

Order Approving Contract of Sale filed for Probate in Docket No. 17-1118-III, Chancery Court of Davidson County, Tennessee. Deborah Hubbert, Tony Stringfellow, Geraldine Terry, Julia Hemphill, Mary L. Groves, Esley W. Bratton, III, Chester Kimble, Chester R. Kimble, William Derek Kimble, Andrea Kimble Grigsby, Sonja Kimble, Sharon Stringfellow, Michael Stringfellow, Donald Stringfellow, Donna Stringfellow Terry, Salathiel Stringfellow, IV, Calvin Stringfellow, Terry Key, Eugene Kimble, Jr. (aka Teddy Kimble), Edna Kimble, Leslie Lafebra Miller, Patricia Houston and Cynthia Amos Moore are named as owners.

Being a portion of the same property conveyed to Two E's Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Deborah Hubbert and Tony Stringfellow, individually and as authorized signatories on behalf of Geraldine Terry, Julia Hemphill, Mary L. Groves, Esley W. Bratton, III, Chester Kimble, Chester R. Kimble, William Derek Kimble, Andrea Kimble Grigsby, Sonja Kimble, Sharon Stringfellow, Michael Stringfellow, Donald Stringfellow, Donna Stringfellow Terry, Salathiel Stringfellow, IV, Calvin Stringfellow, Terry Key, Eugene Kimble, Jr. (aka Teddy Kimble), Edna Kimble, Leslie Lafebra Miller, Patricia Houston and Cynthia Amos Moore, of record in Instrument No. 20200825-0095974 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 25, 2020.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 41, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20201021-0122453, supplemented in Instrument No. 20201204-0141121 and amended in Instrument No. 20210621-0083556, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20210503-0059237, in the Register's Office for Davidson County, Tennessee.
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20210714-0094574, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20201008-0117333, in the 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: **1930C Herman St, Nashville, Tennessee 37208**.

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 16th DAY OF DECEMBER, 2021.

Two E's Development, LLC, a Tennessee Limited Liability Company

BY: _____
Anthony Ewing
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of TWO E'S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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