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BK 6743 PG 2171 - 2174 (4) DOC# 30056437
This Document eRecorded: 09/07/2021 03:03:00 PM
Fee: \$26.00 Tax: \$662.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by JAMES A. BARTOW

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$662.00

Parcel Identifier No. 9873060807. *ru*

Mail/Box to:

This instrument was prepared by: Gary R. Wolf, Higgins Benjamin, PLLC, PO Box 20570, Greensboro, NC 27420-0570
(without title examination)

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 28, Phase 11-A, the Old Mill Subdivision

THIS DEED made this 7th day of September, 2021, by and between

| GRANTOR | GRANTEE |
|---|---|
| FIRST HORIZON BANK, a Tennessee banking corporation, successor-by-conversion to First Tennessee Bank National Association, successor-by-merger to Capital Bank Corporation, successor-by-merger to CommunityOne Bank, National Association, formerly known as First National Bank and Trust Company, successor-by-merger to Alamance Bank, successor-by-conversion to Alamance National Bank 165 Madison Avenue Memphis, TN 38103 | COOK OUT-HILLSBOROUGH RD, INC., a North Carolina corporation 15 Laura Lane, Suite 300 Thomasville, NC 27360 Property Address: 102 Millstone Drive Hillsborough, NC 27278 |

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the City of Hillsborough, Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

NC Bar Association Form No. 6 © 1/1/2010
Printed by Agreement with the NC Bar Association
4816-5116-5945v1
2100000-B13643 08/31/2021

Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347- NC252105180V

Submitted electronically by "First National Financial Title Services, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

See Exhibit A, attached hereto and incorporated herein by reference

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but not further or otherwise, other than the following exceptions:

See Exhibit B, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

FIRST HORIZON BANK, successor-by-conversion to First Tennessee Bank National Association, successor-by-merger to Capital Bank Corporation, successor-by-merger to CommunityOne Bank, National Association, formerly known as First National Bank and Trust Company, successor-by-merger to Alamance Bank, successor-by-conversion to Alamance National Bank

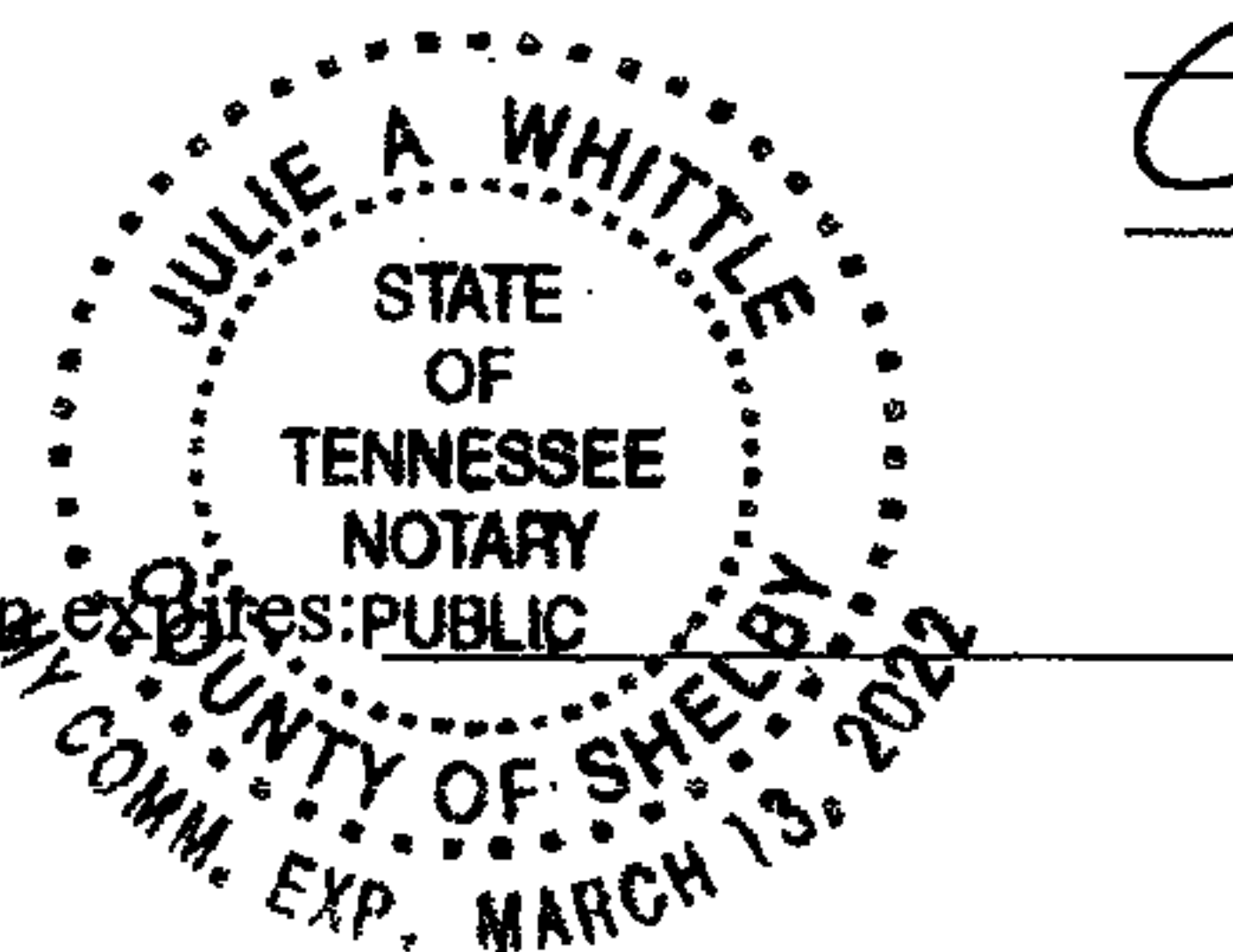
By: Jerry M Tapp
Name: Jerry M. Tapp
Title: Vice President

STATE OF TENNESSEE
COUNTY OF SHELBY

I, the undersigned Notary Public, do hereby certify that Jerry M. Tapp, personally came before me this day and acknowledged that he is Vice President of FIRST HORIZON BANK, a Tennessee banking corporation, and that he as Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this 15th day of September, 2021.

Julie A. Whittle Notary Public
Julie A. Whittle
[Printed or typed name of Notary Public]



My commission expires: _____

Exhibit A

Legal Description

That certain lot or parcel of land in Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

Being all of Lot 28, Phase ~~1-A~~^{1-A}, the Old Mill Subdivision, per plat and survey thereof recorded in Plat Book 73, Page 174 of the Orange County Registry, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantor's predecessor-by-merger, Alamance National Bank, by virtue of General Warranty Deed from Old Mill, Inc., dated June 28, 2000, recorded June 30, 2000 in Book 2098 Page 514, Orange County Registry, North Carolina.

EXHIBIT BPermitted Exceptions

1. All matters that would be shown by an accurate and complete survey of the property.
2. Zoning ordinances and subdivisions regulations.
3. Taxes and assessments, whether general or special, and any lien arising therefrom, for the year 2021 and subsequent years, not yet due and payable.
4. Building and use restrictions and easements.
5. The rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.
6. Easements, restrictions and rights-of-way of record and ad valorem taxes for the current year.
7. Until October 14, 2021, no financial services institution shall be allowed to (i) conduct business on the property, (ii) occupy the property, (iii) solicit customers for bank branches located on the property, (iv) advertise that bank branches will be located on the property, (v) begin construction on the property, (vi) install signage on the property, or (vii) provide any indication of a business opening on the property.