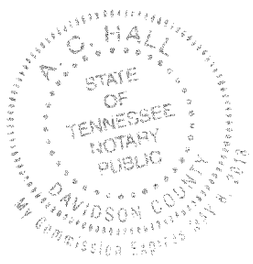
Davidson County	DEEDWARR
Recvd: 10/07/15 13:39	2 pgs
Fees:13.00 Taxes:407.00	
20151007-0102366	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Caitlin Conner	Summit Funding, Inc.	108 08 0 208.00
(NAME)	(NAME)	
3137 E Lake Dr.	2241 Harvard Street, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars ($110,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Home Capital, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caitlin Conner, a single person**, 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 Number 73-B (Parcel 208) Zone Lot Division, Lots 22 through 28 and 68 through 73, on the Plan of East Lake Subdivision, of record in Plat Book 5800, Page 151 amending Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karyle S. Yanovskly by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington D.C. dated January 10, 2003 and recorded January 28, 2003 as Instrument No. 200301280011534, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed Karyle C. McMahon by Quitclaim Deed from Roman Yanovskiy dated May 13, 2008 and recorded June 17, 2008 as Instrument No. 200806170062220, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Qintian Wang, married by Warranty Deed from Karyle S. McMahon, unmarried dated April 24, 2015 and recorded April 27 2015 as Instrument No. 201504270037468, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-154460

Further, being the same property conveyed to Home Capital, LLC by Quitclaim Deed from Wang Qintian dated August 18, 2015 and recorded August 18, 2015 as Instrument No. 201508180083284, in said Register's Office for Davidson County, Tennessee.

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 3137 E Lake Dr., Nashville, TN 37214

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, has 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 . 10/5/2015

Home Capital, LLC
BY Qintian Wang as managing membe

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Home Capital, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2015.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: GRN-154460

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018