THIS DOCUMENT PREPARED BY:

Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
Phone 615-790-8116

File No. 15-0051

091-10-0-255.0

Property Address:
508 Lovell Avenue, Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 01/14/16 11:14 2 pgs
Fees:13.00 Taxes:882.45
20160114-0003965

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WARRANTY DEED

Send Tax Statements To:
Highlands Residential
1200 N. Central Expressway
Suite 150
Dallas, Tx 75243

Grantees' Name and Address
Kevin Hoalcraft
508 Lovell Avenue
Nashville Tn 37209

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HOME OWNERSHIP CONSULTING SERVICE, LLC, a Tennessee limited liability company**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **KEVIN HOALCRAFT, a single man**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6, Block A on the Plan of Mrs. S. E. Drake's Subdivision of Block "A" and J. M. Davidson's Subdivision of Block "B", Vernon and Lovell's "Holman Heights Plan" of record in Plat Book 332, Page 25, 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 the same property conveyed to HOME OWNERSHIP CONSULTING SERVICE, LLC, from Brad Dodge, unmarried, by Warranty deed dated August 14, 2015, and recorded on August 18, 2015, of record in 20150818-0083052, Register's Office for Davidson County, Tennessee.

This is improved property known as 508 Lovell Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract of land, together with all improvement thereon and all appurtenances thereunto belonging unto the said Grantee his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, her heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 332, page 25, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself and it's successors and assigns to warrant and defend the title thereto against the lawful claims and demands of all persons whatsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature this 12th day of January, 2016.

HOME OWNERSHIP CONSULTING SERVICE, LLC

By: _____
GERALD E. ANDERSON, Member

By: _____
CHERYL W. ANDERSON, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **GERALD E. ANDERSON and CHERYL W. ANDERSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **HOME OWNERSHIP CONSULTING SERVICE, LLC**, the within named bargainor, a limited liability company, and that they as Members executed the foregoing instrument for the purpose therein contained, by personally singing the name of the limited liability company, as Members.

WITNESS my hand and seal, at office, on this 12th day of January, 2016.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$238,500.00.**

_____
Affiant

SWORN TO and subscribed before me on this 12 day of January, 2016.

_____
Notary Public

My Commission expires: 3/25/18

LAURIE M HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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