WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/16 11:32 3 pgs
Fees:18.00 Taxes:514.30
20160707-0069579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EVELYN WATKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 15, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Ackerman	Branch Banking and Trust Company	050 04 0 019.00
(NAME)	(NAME)	and
1125 Due West Ave. N	1175 Meridian Blvd, Suite 114	04 0 020.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Nine Thousand And No/100 Dollars ($139,000.00), 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, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Ackerman, an unmarried man**, 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:

TRACT ONE:
Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor dated April 20, 1947, as follows: Beginning at a point in the south margin of Due West Avenue at the corner of Lot Nos. 50 and 57; thence with the line between said lots southerly 331.04 feet; thence easterly 101.05 feet to the corner of Lot Nos. 57 and 58; thence with the line between said lots northerly 317.26 feet to the south margin of Due West Avenue; thence with the margin of same westerly 100 feet to the point of beginning.

TRACT TWO:
Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor dated April 20, 1947, as follows: Beginning at the corner of Lot No. 57, running eastward 50 feet to a point; thence south 305 feet,

more or less, to the corner; thence westwardly 50 feet to the corner; thence northwardly 317.26 feet to the beginning.

Further, being the same property conveyed to Home Capital LLC by Warranty Deed from Lai Guanqi, a single person dated May 02, 2016 and recorded May 06, 2016 as Instrument No. 201605060045396, 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 1125 Due West Ave. N, Madison, TN 37115

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 24th day of June, 2016.

Home Capital, LLC

BY: _____
William Sugg
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **William Sugg,** whom I am personally acquainted and upon his oath acknowledged himself to be an **Authorized Signatory** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of .

WITNESS my hand and official seal at Murfreesboro, Tennessee this 2th day of June , 2016 .

_____
NOTARY

MY COMMISSION EXPIRES: 11/5/19

EVELYN WATKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-05-2019

File Number: MFR-162756FC

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