Davidson County	DEEDWARR
Recvd: 12/02/16 14:02	3 pgs
Fees:18.00 Taxes:462.50	
20161202-0126799	

WARRANTY DEED

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

167675

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

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).
Unocasa, LLC	New Owner	075 15 0 017.00
(NAME) 316 Marlin Ct	(NAME) 316 Marlin Ct	
(ADDRESS) Madison TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **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 **Unocasa, LLC**, 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:

All that certain parcel of Land in Davidson County, State of Tennessee, as more fully described in Book 7679, Page 473, ID#75-15-17, being known and designated as Lot 27A, Zone Lot Division of lots 23 thru 28, Section 2, Plan of Meadows of Tulip Grove, Filed in Book 6900, Page 184, recorded on 01/09/1987, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Peggy Hamilton by Warranty Deed from Denson Nolan and wife, Kelly Nolan dated October 17, 1988 and recorded October 18, 1988 in Book 7679, Page 473, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CitiFinancial Servicing, LLC by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee Limited Liability Partnership, as Substitute Trustee dated May 13, 2016 and recorded May 16, 2016 as Instrument No. 201605160048235, pursuant to a foreclosed Deed of Trust dated March 29, 2004 and recorded March 31, 2004 as Instrument No. 20040331-0035934 by Peggy Hamilton, in said Register's Office for Davidson County, Tennessee.

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Further being the same property conveyed to Home Capital, LLC by Special Warranty Deed from CitiFinancial Servicing dated August 31, 2016 and recorded October 5, 2016 as Instrument No. 201610050105445, 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 834 Netherlands Drive, Hermitage, TN 37076

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 30th day of November, 2016.

Home Capital, ~~LLC~~
BY: _____ member
Qintian Wang, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Qintian Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Home Capital, LLC, the within named bargainor, a Limited Liability Company, and that he as such member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2016.

_____
Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MFR-167675FC

True Copy Certification

I Maxwell Coyle, 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.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

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

Shelly M Smith Commission Expires 4-24-2018

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