WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160108510 DEEDWARR
Recvd: 12/09/16 13:51 2 pgs
Fees:13.00 Taxes:499.50

20161209-0129496

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(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).
Courtney Nicole Phillips	New Owner	060 16 0 130.00
(NAME)	(NAME)	
2828 Jones Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), 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**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Courtney Nicole Phillips, unmarried**, hereinafter called the Grantee, her 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 No. 20-B on the plan of Joy Wood Heights, Section No. 3 not of record described according to a survey by Ralph W.C. Lambert, Surveyor, February 22, 1945, as follows: Beginning at an iron pin on the southerly margin of capitol View Avenue, at a point 414.8 feet east of the northeast corner of the property conveyed to James T. Johnson by deed from Leonard Johnson, as of record in Book 1046, Page 595, Register's Office for said County, being the corner Lots No. 20-A and 20-B, thence with said Avenue, Southeasterly 70 feet to an iron pin, the corner of Lots No, 20-B and 20-C: thence with the line between said two lots, southwesterly 275 feet more or less to an iron pin in the easterly line of Lot No. 20-A and 20-B: thence with the line between said two lots northeasterly 275 feet more or less, to beginning.

Being the same property conveyed to George L. Baugh by Warranty Deed from John L. Primm and wife, Wanda W. Primm dated October 19, 1987 and recorded October 22, 1987 in Book 7384, Page 908, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificated, Series 2003-WMC3 by Substitute Trustee's Deed from Jason S. Mangrum, J.P. Sellers, Lori Liane Long, Substitute Trustee dated October 29, 2014 and recorded October 29, 2014 in Instrument No. 201410290099988 pursuant to a foreclosed Deed of Trust dated April 24, 2003 and recorded May 05, 2003 as Instrument No. 200305050059468 by George Baugh and Frances Baugh, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Qintian Wang, a Single Person by Special Warranty Deed from Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificated, Series 2003-WMC3 dated February 27, 2015 and recorded March 4, 2015 in Instrument No. 201503040019100, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Home Capital, LLC by Quit Claim Deed from Wang Qintian dated August 18, 2015 and recorded August 18, 2015 in Instrument No. 201508180083283, 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.

File Number: MFR-167018SSO

unimproved ☐

This is improved ☒ property, known as 2828 Jones Ave, Nashville, TN 37207

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 18th day of November, 2016.

Home Capital, LLC

BY: _____

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 18th 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-167018SSO