WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014384 DEEDWARR
Recvd: 02/17/17 09:00 2 pgs
Fees:13.00 Taxes:1413.40
20170217-0016360

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES:
(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).
LMS Homes, LLC	New Owner	131-03-0-006.00
(NAME)	(NAME)	
681 Legends Crest Dr.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Two Thousand And No/100 Dollars ($382,000.00), 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 **LMS Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its successors 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. 14 on the Plan of Colonial Heights, of record in Book 1130, Page 102, Register's Office for said County, to which plan reference is hereby made for a particular description of said lot.

Being the same property conveyed to Mrs. Lillian Gentry by Warranty Deed from Robert S. Estes and wife, Mary Ann Estes dated August 31, 1962 and recorded September 5, 1962 in Book 3432, Page 129, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William P. Bauer, Jr. and wife, Lillian G. Bauer by Quitclaim Deed from William D. Castleman, Trustee dated March 5, 1973 and recorded March 6, 1973 in Book 4686, Page 362, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William P. Bauer, Jr. by Quitclaim Deed from Lillian G. Bauer dated July 25, 2008 and recorded July 29, 2008 as Instrument No. 20080729-0077382, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Home Capital, LLC by Warranty Deed from Patrick J. Bauer, Sr. and Donald Allen McMahon, II dated August 8, 2016 and recorded August 10, 2016 as Instrument No. 20160810-0083067, 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 1901 Warfield Drive, Nashville, TN 37215

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 15th day of February, 2017.

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 15th of February, 2017.

_____
Notary Public

My Commission Expires: 3-19-17

SEAL

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MAR-170869SSO