Davidson County	DEEDWARR
Recvd: 02/24/17 12:02	3 pgs
Fees:18.00 Taxes:888.00	
20170224-0018646	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of Feb, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-21-20
(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).
Home Capital LLC	Home Capital LLC	089 00 0 045.00
(NAME)	(NAME)	
7570 River Road Pike	2430 Thames Valley Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Bowling Green, KY 42101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Arthur L. Kramer, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Home Capital 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 located in the 8th Civil District of Davidson County, Tennessee and being a portion of the C.B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee being subdivision No. 83428-G according to a survey of Perry a. Chadpdelaine, Jr. of August 17, 1973, as follows:

Tract No. 1 of the C.B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee to which reference is hereby made for a more complete description containing 3 acres, more or less.

Together with conveyance of the above described tract of land, Grantor, James E. Cox, conveys and grants a legal easement upon the entire portion of tract no. 2 or C.B. Phillips Division, which at this time is reserved and is not a legal building site, for the installation of a septic tank-soil absorption system for the residents on Lot No. 1 in accordance with Board of Health agreement of September 21, 1983 and Lot No. 2 shall not become a building site at this time subject to said Board of Health agreement, as of record in Book 6245, page 236.

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Being the same property conveyed to Shana Moran, unmarried by Warranty Deed from Arthur Kramer, unmarried dated March 31, 2008 and recorded April 23, 2008 as Instrument No. 200804230041370, in said Register's Office in Davidson County, Tennessee.

Further, being the same property conveyed to Arthur L. Kramer by Quit Claim Deed from Shana Moran dated January 22, 2013 and recorded January 28, 2013 as Instrument No. 201301280008768, in said Register's Office in 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 7570 River Road Pike, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successsors and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand this 23rd day of February, 2017.

Arthur L. Kramer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Arthur L. Kramer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2017.

Notary Public

My Commission Expires: 9-20-20

(SEAL)



File Number: MFR-171026FC

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY