WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/17 10:10 2 pgs
Fees:13.00 Taxes:296.00
20170830-0089085

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-27-21
(AFFIX SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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).
Kurt Strickmaker and Ann Marie Strickmaker	Kurt Strickmaker	108 08 0 174.00
(NAME)	(NAME)	
3139 E Lake Dr.	92 Vaughn's Gap Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty Thousand And No/100 Dollars ($80,000.00), cash in hand paid by the hereinafter named Grantees, 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 **Kurt Strickmaker and Ann Marie Strickmaker, husband and wife**, 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:

Land in Davidson County, Tennessee, described as follows: Beginning at a point in the westerly boundary of East Lake Drive at the point it meets the common boundary of Lots 72 and 73, East Lake Subdivision, as in Book 5800, Page 151, thence, following said common boundary in a westerly direction 141.89 feet to a point; thence N 6 degrees 33 minutes 46 seconds W. 49.67 feet to a point; thence, in an easterly direction 141.61 feet to a point on the westerly boundary of East Lake Drive; thence, in a southerly direction 49.67 feet to the point of beginning.

Being the same property conveyed to Debra A. Hayes by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington D.C. dated April 30, 1993 and recorded May 6, 1993 in Book 8940, Page 631, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Home Capital, LLC, a Tennessee Limited Liability Company by Warranty Deed from Debra A. Kerwin fka Debra A. Hayes and husband, Michael James Kerwin, dated July 28, 2017 and recorded August 4, 2017 as Instrument No. 20170804-0079666, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-176098SSO

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 3139 E Lake Dr., Nashville, TN 37214

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 25th day of August, 2017.

Home Capital, LLC

BY: _____
William Sugg, Authorized Signor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Sugg, 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 Authorized Signor of Home Capital, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Signor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 of August, 2017.

_____
Notary Public

My Commission Expires: 2-27-21

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-176098SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019