Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-9618D

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 1135 DEEDWARR
09/15/2017 09:01:56 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20170915-0094375

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Nottingham Greene and Krista Jordan Greene, husband and wife (NAME)	New Owner (NAME)	9-45
7570 River Road Pike (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Home Capital , LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Nottingham Greene and Krista Jordan Greene, 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 located in 8th Civil District of Davidson County, Tennessee, being a portion of C.B. PHILLIPS DIVISION, as shown by plat of record in Plat Book 5800, Page 372, in the Register's Office for Davidson County, Tennessee, being subdivision no. 83428-G according to a survey of Perry A. Chadpdelaine, Jr., of August 17, 1973, as follows:

Tract No. 1 on 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 conveys and grants a legal easement upon the entire portion of Tract No. 2 of C.B. Phillips Division, which at this time is reserved and 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.

BEING the same property conveyed to Home Capital, LLC, a Tennessee limited liability company from Arthur L. Kramer, unmarried, by Deed dated February 23, 2017, as Instrument No. 20170224-0018646, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5800, page 372, Register's Office for Davidson County, Tennessee.

2. Easement for septic tank as recorded in Instrument No. 20170224-00148646, Register's Office for Davidson County, Tennessee.
3. Water Line Easement as recorded in Book 5566, page 92, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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 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, have 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. Whenever 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/our hand(s) this 8th day of September, 2017.

HOME CAPITAL , LLC

By: Tsz Wing Chan
TszWing Chan, Authorized Agent

September 08, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named TszWing Chan, Authorized Agent for Home Capital , LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of September, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066