THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25108

Bill Garrett Davidson County
Batch# 128010 **DEEDWARR**
08/13/2018 11:07:02 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180813-0079586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **155,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 05.03.20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Capital, LLC	NEW OWNER	
P. O. Box 331314		093010A17000CO
Murfreesboro, TN 37133		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Abhishek Mathur and wife, Roochita Mathur and Rashmi Jaju, married,**

HEREINAFTER CALLED THE GRANTORS, 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 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 Unit No. 503, Capitol Towers, as established under Master Deed of record in Book 8607, Page 417, and amended in Book 11072, Page 626, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Abhishek Mathur and wife, Roochita Mathur (1/2 interest) and Rashmi Jaju, married(1/2 interest), tenants in common by Warranty Deed from Emerald Properties, a General Partnership of record in Instrument No. 20120905-0080067 Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 05, 2012.

The above described property has never been the residence of the Grantors or that of the spouse of Grantor, Rashmi Jaju.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **510 Gay Street Unit 503, Nashville, TN 37219.**

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. 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 the 10th day of August, 2018.

Abhishek Mathur

Roochita Mathur

Rashmi Jaju

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Abhishek Mathur, Roochita Mathur and Rashmi Jaju,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of August, 2018.

My Commission expires: March 3, 2020

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC