WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161425 DEEDWARR
11/15/2018 03:10:40 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20181115-0112731

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-5-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOME CAPITAL, LLC	NEW OWNER	
(NAME)	(NAME)	
P.O. BOX 331314		08110032900
(ADDRESS)	(ADDRESS)	
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, **Gregory Hall, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Home Capital, LLC,** HEREINAFTER CALLED THE GRANTEE, IT'S 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 a part of Lot No. 19 on the Subdivision of the Georgia Industrial Realty Co. North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly side of 24th Avenue, North 50 feet south of the northeast corner of said Lot No. 19, and running thence southerly 5 feet; thence at right angles parallel to the dividing line between Lots Nos. 19 and 20 on said Plan, a distance of 150 feet to a point; thence northerly 50 feet; thence easterly and parallel with the dividing line between said Lots Nos. 19 and 20, a distance of 150 feet, to the point of beginning.

FOR INFORMATION PURPOSES ONLY: 1619 24th Avenue North, Nashville, TN 37208

Being the same property conveyed to Helen Louise Hall and Gregory Hall by virtue of that certain Quit Claim Deed dated June 6, 2014, and being of record at Instrument No. 20140612-0051323 in the Register's Office of Davidson County, Tennessee. The said Helen Louis Hall having died leaving Gregory Hall as the remaining tenant by the entirety.

Being the same property previously conveyed to Helen Louise Green by virtue of Warranty Deed dated August 4, 1970 at Instrument No. Book 4436, Page 358 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1619 24th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-PR-18-1619-H

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 my hand this 9th day of November, 2018.

Gregory Hall

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gregory Hall with** whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2018.

Notary Public

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires: 09/25/2019