Karen Johnson Davidson County
Batch# 236775 DEEDWARR
05/30/2019 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $573.13
20190530-0051550

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N Spring Street
Murfreesboro, TN 37130

MAP/GROUP/PARCEL: 098050127.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Micah Vigeant
Emily Luther
5162 Hunters Point Lane
Hermitage, TN 37076

SEND TAX BILLS TO:
Simmons Bank
4220 N Rodney Parham Rd,
#300
Little Rock, AR 72212

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **HHTP1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MICAH VIGEANT, A SINGLE MAN, AND EMILY LUTHER, A SINGLE WOMAN, AS JOINT TENANTS,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 28A, on the Plan of Hunter's Point Subdivision, as shown by plat appearing of record in Book 5200, page 736, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to HHTP1, LLC, a California limited liability company, by Special Warranty Deed from Hometown Community Development Corporation dba Homestrong USA, a California corporation, dated September 28, 2015, appearing of record in Instrument No. 20150929-0098887, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS ALSO MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5162 Hunters Point Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20th day of May, 2019.

HHTP1, LLC

By: Jed Davis
Its: CEO

STATE OF CALIFORNIA)
)
COUNTY OF San Bernardino)

Before me, a Notary Public, personally appeared Jed Davis, Manager of **HHTP1, LLC** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager, **which is a member of HHTP1, LLC,** the within named bargainor, and that s/he as such Manager, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **HHTP1, LLC** by himself/herself as Jed Davis, Manager.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28th day of May, 2019.

SEE ATTACHED
NOTARY PUBLIC

My Commission Expires: Sept. 27, 2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154, 900.00. which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of May, 2019.

SEE ATTACHED
NOTARY PUBLIC

My Commission Expires: Sept. 27, 2022

Attached to and made a part of: Warranty Deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Bernardino)

On May 28th, 2019 before me, Alejandra Villa, Notary Public,
Personally appeared Jed Davis who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALEJANDRA VILLA
COMM. # 2260156
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires Sept. 27, 2022

Signature _____, Notary Public(Seal)
Name: Alejandra Villa, Notary Public

Attached to and made a part of: Warranty Deed - Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Bernardino)

On May 28th, 2019 before me, Alejandra Villa, Notary Public,
Personally appeared Jed Davis who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALEJANDRA VILLA
COMM. # 2260156
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires Sept. 27, 2022

Signature _____, Notary Public (Seal)

Name: Alejandra Villa, Notary Public

201905300051550

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

