Karen Johnson Davidson County
Batch# 336781 DEEDWARR
12/31/2019 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20191231-0134975

2019-300

WARRANTY DEED

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SSHM Holdings 1, LLC, a Tennessee Limited Liability Company	New Owner	093010A17000CO
(NAME)	(NAME)	
333 Eisenhower Pkwy.		
(ADDRESS)	(ADDRESS)	
Livingston, NJ 07039		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Home Capital, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **SSHM Holdings 1, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), 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 dated 08/31/2012 from Emerald Properties, a General Partnership of record in Instrument 201209050080067, Register's Office for Davidson County, Tennessee.

AND

Further being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company by Warranty Deed dated 08/10/2018 from Abhishek Mathur and wife, Roochita Mathur and Rashmi Jaju, married of record in Instrument 201808130079586, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat at Book 2663, Page 120, Plat at Book 2663, Page 121, Plat at Book 7900, Page 345, and Plat at Book 9700, Page 682, Register's Office for Davidson County, Tennessee. (2) Restrictive Covenants of record in Book 2735, Page 473, as amended of record in Instrument 200701220008939, said Register's Office. (3) Restrictions of record in Book 2883, Page 312, said Register's Office. (4) Master Deed of record in Book 8607, Page 417, said Register's Office. (5) Said Masterdeed was amended of record in Book 11072, Page 626, said Register's Office. (6) Charter of record in Book 8608, Page 843, said Register's Office. (7) Notice of Completion filed on 09/28/1999 in Book 11678, Page 780, said Register's Office, and evidence that no timely liens have been filed with the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 510 Gay St., 503, Nashville, TN 37219
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of December 2019.

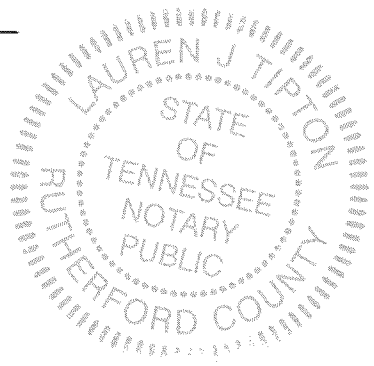
Home Capital, LLC

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Qintian Wang with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of Home Capital, LLC within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Qintain, as such Member.

Witness my hand and official seal at office at Murfreesboro, Tennessee, this 27th day of December, 2019.

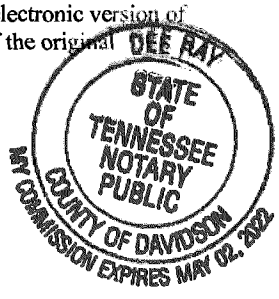
Lauren J. Tipton
Notary Public
My Commission Expires: 4-17-2023



RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public