NEW OWNER:
HOME CAPITAL, LLC
2128 CASON TRL
MURFREESBORO, TN 37128

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 20-0020

Map & Parcel No.: 05101006500

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 342699 **DEEDWARR**
01/13/2020 04:01:15 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20200113-0004660

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Thousand and 00/100 Dollars ($80,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SEAN MCKINNIS,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HOME CAPITAL, LLC, a Tennessee limited liability company**, ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, being known and designated as all of Lot No. 91 on the Map of Due West Valley Acres, not of record in the 11th Civil District of Davidson County, Tennessee, described according to a copy of the survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the Southerly margin of Due West Avenue, at the corner of Lot Nos. 91 and 92; thence with the line between said two lots, Southwesterly 500 feet to a point; thence Northwesterly 46.24 feet to the corner of Lot Nos. 90 and 91; thence with the line between said two lots, Northeasterly 500 feet to the margin of said Due West Avenue; thence with the margin of same, Southwesterly 100 feet to the point of beginning.

Being the same property conveyed to SEAN MCKINNIS by Warranty Deed from DONALD W. REESE and GINA M. REESE, husband and wife, dated January 26, 2018, and of record in Instrument No. 20180201-0010457, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **803 DUE WEST AVENUE NORTH, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the unrecorded survey by H.R. Swann, Jr., Surveyor, dated April 20, 1947, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 10th day of January, 2020.

SEAN MCKINNIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of January, 2020.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$80,000.00**.

AFFIANT

Sworn to and subscribed to before me this 10th day of January, 2020.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022