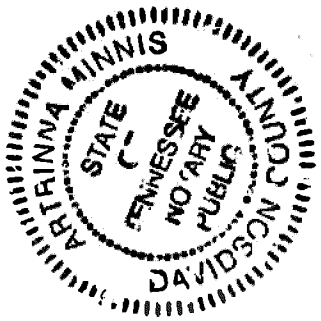
Karen Johnson Davidson County
Batch# 348979 DEEDWARR
01/27/2020 10:56:30 AM 2 pgs
Fees: $13.00 Taxes: $501.35
20200127-0009473

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-2-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Home Capital, LLC	Home Capital, LLC	034 13 0 082.00
(NAME)	(NAME)	
2430 Thames Valley Way	2430 Thames Valley Way	
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42101	Bowling Green, KY 42101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Julio Basurto**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Home Capital, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their 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 Lot 13, BLOCK A, EAST LAWN, as shown on plat of record in Plat Book 547, Pages 153 and 154, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to G and M Properties, LLC by Special Warranty Deed from Community First Bank & Trust dated June 26, 2013 and recorded June 28, 2013 as Instrument No. 20130628-0066479, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julio Basurto by Quit Claim Warranty Deed from G and M Properties, LLC dated _____ ___, 2020 and recorded _____ ____ , 2020 as Instrument No. 202001270009472_, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 151 Welworth Street, Madison, TN 37115

File Number: MFR-2000469FC

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 24th day of JAN., 2020

Julio Basurto

Julio Basurto

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Julio Basurto, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of January, 2020.

Notary Public

My Commission Expires: 9.16.23

(SEAL)

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: MFR-2000469FC