WARRANTY DEED

Karen Johnson Davidson County
Batch# 428500 DEEDWARR
06/30/2020 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200630-0070652

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Angela Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2020.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9-18-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Home Capital, LLC	"New Owner"	Parcel ID: 071 15 0 067.00
(NAME) 2430 Thames Valley Way	(NAME)	
(ADDRESS) Bowling Green, KY 42101	(ADDRESS)	
(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, **Annie G. Lavender, unmarried**, 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, described as follows, to wit:

BEING the southerly 43 feet, more or less, of Lot No. 49 in Shield's Subdivision of the Gleaves Land, Eastmoreland Place, of record in Plat Book 161, page 170, Register's Office, Davidson County, Tennessee. Said part of Lot No. 49 fronts 43 feet, more or less, on the westerly margin of Meridian Street and runs back between parallel lines, 140 feet to a dead line in the rear, whereon it measures 43 feet, more or less.

Being the same property conveyed to James H. Lavender and Annie G. Lavender, husband and wife, by deed from William H. Dorris and wife, Minka C. Dorris, dated July 18, 1980, of record in Book 5629, page 619, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Lavender, a married man, by Quitclaim Deed from James H. Lavender and Annie G. Lavender, husband and wife, dated January 29, 2010, of record in Instrument No. 20100216-0011690, Register's Office for Davidson County, Tennessee. The said James H. Lavender having since

died on September 25, 2014. Affidavit of Heirship of record in Instrument No. 20141210-0013127, shows heirs at law, spouse Annie G. Lavender, and two children, Mario Lavender and Tina Lavender.

Further, being the same property conveyed to Annie G. Lavender, by Quitclaim Deed from Mario Lavender and Tina Lavender, dated December 8, 2014, of record in Instrument No. 20141210-0113128, Register's Office of Davidson County, Tennessee.

Annie G. Lavender is the sole surving heir pursuant to the attached Affidavit of Heirship of record in Instrument No. 202006300070650___ and Instrument No. _202006300070651___, 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 1314 Meridian Street, Nashville, TN 37207

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 26th day of June, 2020

Annie G. Lavender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Annie G. Lavender, 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 26th of June, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY