WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY

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	New Owner	Parcel ID: 033 16 0 057.00
(NAME)	(NAME)	
2430 Thames Valley Way		
(ADDRESS)	(ADDRESS)	
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, **Adastra Investments, LLC**, 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 No. 28 on the Plan of Section 1, Primrose Meadows of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Music City Holdings, LLC, A Texas limited liability company, by Warranty Deed from Gerald E. Walthart, of record in Instrument No. 20200123-0008234, in the Register's Office of Davidson County, Tennessee, dated January 13, 2020 and recorded on January 23, 2020.

Being the same property conveyed to Graycroft Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20200123-0008235, in the Register's Office of Davidson County, Tennessee, dated January 14, 2020 and recorded on January 23, 2020.

Being the same property conveyed to Adastra Investments, LLC, by Warranty Deed from Graycroft Holdings, LLC, of record in Instrument No. 20200124-0008942, in the Register's Office of Davidson County, Tennessee, dated January 14, 2020 and recorded on January 24, 2020.

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 1213 North Graycroft Avenue, Madison, TN 37115

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,

Karen Johnson Davidson County
Batch# 606927 DEEDWARR
04/05/2021 02:23:30 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20210405-0044197

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 30 day of Mar, 21

Adastra Investments, LLC

BY:
Sam Burchyett

STATE OF ~~TENNESSEE~~ MI

COUNTY OF ~~RUTHERFORD~~ Kent

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Adastra Investments, LLC, the within named 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 30th day of March, 2021.

Notary Public

My Commission Expires: 1/16/2022

(SEAL)

Aimee R McGaffey
NOTARY PUBLIC
COUNTY OF KENT
My Commission Expires
January 16, 2027
Acting in the County of
State Of Michigan

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
RUTHERFORD COUNTY