WARRANTY DEED



O-SB-KW-21-3211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Sarah Veach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 630807 **DEEDWARR**
05/06/2021 03:00:04 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210506-0061243

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Veach and Judson Veach	**BancorpSouth Bank**	
(NAME) **3211 Louise Dr**	(NAME) **2778 West Jackson Street Building C 2nd Floor**	**133-01-0-035.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Tupelo, MS 38801**	
(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 consideration, the receipt of which is hereby acknowledged, **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH VEACH AND JUDSON VEACH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING Lot No. 53, on the Plan of H. G. McNabb Subdivision, of record in Plat Book 1130 Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

Being the same property conveyed to Home of Capital, LLC, a Tennssee limited liability company by Warranty deed from Melanie Sheree Stocks, an unmarried person of record in Instrument No. 20201029-0125670 Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on October 29, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 64, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3211 Louise Dr, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 my/our hand(s) this the 29 DAY OF APRIL, 2021.

HomeofCapital, LLC, a Tennessee Limited Liability Company

BY: _____
Akram Rozh
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Akram Rozh, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of HomeofCapital, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Akram Rozh executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of April, 2021.

Mary Frances Rudy
Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212