THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3134
Parcel ID: 120-13-0-010

Property Address:
307 Finley Drive, Nashville, TN 37217

Karen Johnson Davidson County
Batch# 707517 DEEDWARR
08/31/2021 12:40:30 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20210831-0117305

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Home of capital LLC
9108 Harrell Owl Drive
Franklin TN 37069

Address of New Owner:
Same

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JEREMEY MORRIS and MISTIE MORRIS, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **HOMEOFCAPITAL, LLC, a Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Finley Gardens, of record in Plat Book 2083, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southeastwardly margin of Finley Drive at the corner of Lots Nos. 8 and 9; thence with the line between said two lots, Southeastwardly 180 feet to the Northwesterly margin of the Aveo Spur N. C. & St. L. Railroad right-of-way, South 59 degrees 53' West 67.1 feet; thence South 87 degrees 30' west 58 feet to the corner of Lots Nos. 9 and 10; thence with the line between said two lots, Northwestwardly 112.6 feet to the Southeasterly margin of Finley Drive; thence with said Drive, Northeastwardly 68.3 feet to the beginning.

Being the same property conveyed to JEREMEY MORRIS and MISTIE MORRIS, husband and wife by Deed dated February 3, 2017 from PAUL S. TABOR aka PAUL STEWART TABOR, recorded February 6, 2017, in Instrument Number 20170206-0012535, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 307 Finley Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 547, page 143 and Plat Book 2083, page 69, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2242, page 350, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 27 day of August, 2021.

JEREMEY MORRIS

MISTIE MORRIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JEREMEY MORRIS and MISTIE MORRIS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 27 day of August, 2021.

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7/1/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $275,000.00.

Affiant

SWORN TO and subscribed before me on this 27 day of August, 2021.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8/1/22

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/27/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202108310117305