BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 790404 DEEDWARR
01/14/2022 10:33:49 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20220114-0005809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF Jan, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Capital, LLC	New Owner	
(NAME)	(NAME)	
509 Haynes Street	PO Box 331314	071 05 0 061.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SABBATH DAY CHURCH OF GOD IN CHRIST, A TENNESSEE NONPROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24 on the Plan of E.T. Brown's Subdivision of parts of Lots Nos. 9 and 10 of Brooklyn as of record in Book 332, page 60, Register's Office for said County.

Said Lot No. 24 front 50 feet each on the Northerly side of Haynes Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sabbath Day Church of God in Christ, a Tennessee Nonprofit Corporation, by Special Warranty Deed from John Manson, Successor Administrator for The Estate of Sandy Tucker (John Manson and John R. Manon being one and the same person), of record in Instrument No. 20181108-0110689, in the Register's Office of Davidson County, Tennessee, dated November 01, 2018 and recorded on November 08, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 509 Haynes Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11th day of January, 2022

SABBATH DAY C.O.G.I.C.

BY: Luther Hill Jr.

BISHOP LUTHER HILL, JR. PASTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bishop Luther Hill, Jr. with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Pastor of Sabbath Day Church of God in Christ, and who further acknowledged that he is authorized by said Sabbath Day Church of God in Christ to execute the within instrument as Pastor.

Witness my hand and official seal this 11th day of January, 2022.

Commission expires:

Notary Public