BOX 10-A

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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211239035

Karen Johnson Davidson County
Batch# 798078 **DEEDWARR**
02/01/2022 10:48:46 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20220201-0011464

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2022.

Notary Public
My Commission Expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Home Capital LLC 2430 Thames Valley Way, Bowling Green, KY 42101	New Owner	Tax Parcel ID No. 159 00 0 155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William James Cary, unmarried, and James Patrick Cary, married, as tenants in common**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Home Capital, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, being Lot No. 189 on the Plan of Section Two, River Oaks, of record in Book 4175, Page 85, Register's Office for Davidson County. Said Lot No. 189 fronts 165.00 feet on the Southerly side of Old Hickory Boulevard and runs back between lines measuring 547.40 feet on its Easterly line, and 493.95 feet on its Westerly line to a line in its rear measuring 173.50 feet.

Being the same property conveyed to William James Cary and James Patrick Cary, both married as tenants in common, by Quitclaim Deed from William James Cary and James Patrick Cary, as the sole devisees under the Last Will and Testament of Patricia S. Cary and William James Cary, Executor of the Estate of Patricia S. Cary, of record in Instrument No. 20181212-0120757, in the Register's Office of Davidson County, Tennessee, dated November 13, 2018 and recorded on December 12, 2018.

Grantors warrant that they never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, River Oaks, as recorded in Plat Book 4175, Page(s) 85.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 166, Page 223, Book 166, Page 309 and Book 4371, Page 678.

This is improved property located at 1411 Old Hickory Blvd Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of January, 2022.

William James Cary

James Patrick Cary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William James Cary and James Patrick Cary, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2022.

Notary Public
My Commission Expires: _____

