WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 905428 DEEDWARR
08/19/2022 09:15:14 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20220819-0093880

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-30-2024

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
Paul Carruth	Movement Mortgage, LLC	
(NAME)	(NAME)	
1110 North 2nd Street	8024 Calvin Hall Road	082-03-0-103.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Indian Land, SC 29707	
(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, **HOME PROS COOPERATIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SWEAT EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL CARRUTH, A SINGLE PERSON,** 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 further described as follows:

Being Lot No. 143 on the Plan of Sharpe and Horn's Second Addition as of record Book 161, Page 53, in the Register's Office for Davidson County, Tennessee. Said Lot 143 fronts 50 feet on westerly side of North Second Street, and was basic between parallel lines, 145 feet to an alley.

Being the same property conveyed to Howard Glenn Bolton by Warranty deed from Jack N. Foster and wife, Jeanne T. Foster of record in Instrument No. 20031218-0180762 Register's Office for Davidson County, Tennessee, dated December 13, 2003 and recorded on December 18, 2003.

Being the same property conveyed to GBEC of Tennessee, Inc. by QuitClaim deed from Howard Glenn Bolton of record in Instrument No. 20031218-0180763 Register's Office for Davidson County, Tennessee, dated December 18, 2003 and recorded on December 18, 2003.

Being a portion of the same property conveyed to 2011 Bolton Community Property Trust by QuitClaim deed from GBEC of Tennessee, Inc., of record in Instrument No. 20110623-0048256 Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 23, 2011.

Being the same property conveyed to Home Pros Cooperative, LLC, a Tennessee Limited Liability Company and Sweat Equity, LLC, a Tennessee Limited Liability Company by Warranty deed from Jeana Cheryl Mitchell, Trustee of 2011 Bolton Community Property Trust Dated June 20, 2011 of record in Instrument No. 20220325-0034999 Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on March 25, 2022.

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 1110 North 2nd 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 18th day of August, 2022

SWEAT EQUITY, LLC

BY: _____

JOSHUA C. SWEAT, MEMBER

HOME PROS COOPERATIVE, LLC

BY: _____, Manager

SHERI HENDEL, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joshua C. Sweat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Sweat Equity, LLC, and that he as such Sole Member of Sweat Equity, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of Sweat Equity, LLC.

Witness my hand and official seal this 18th day of August, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Sheri Hendel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Manager of Home Pros Construction, LLC, and that she as such Manager of Home Pros Construction, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Manager of Home Pros Construction, LLC.

Witness my hand and official seal this 18th day of August, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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Notary Public