Karen Johnson Davidson County
Batch# 918910 DEEDWARR
09/20/2022 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220920-0104444

# WARRANTY DEED

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF September, 2022.

(Affix Seal) Notary Public

My Commission Expires:

HOMEPROS-H22250

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Home Pros Cooperative, LLC | NEW OWNERS | 6-16-34 |
| 2805 Alhambra Circle | 777 Gillock St. | |
| Nashville, TN 37207 | Nashville, TN 37216 | |

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, I/we, JOE B. BONE AND WIFE, MARTHA BONE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HOME PROS COOPERATIVE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 69 on the Plan of Capital View Subdivision, as of record in Book 974, Pages 52 and 53, Register's Office for said County, and described as follows: Beginning at a point in the easterly margin of Alhambra Circle, at the southwest corner of part of Lot 69 conveyed to Paul W. Lee, Jr. and wife, by two deeds from John G. Bransford, et al of record in Book 1469, Page 618 and Book 1492, Page 47, said Register's Office; thence with the easterly margin of said Circle, southwardly 70 feet to the northwest corner of Lot 68 on said map; thence with line between said lots 68 and 69, eastwardly 243.3 feet to the common corner of lots 53, 54, 68 and 69; thence with the line between said Lot 53 and 69, northwardly feet to the southern boundary line of above Lee property; thence with the southern boundary line of said Lee property westwardly 240 feet more or less to the point of beginning.

Being the same property conveyed to Joe B. Bone by deed from Alfred C. Bone of record in Inst. No. 200009220094202, recorded on 09/22/2000, Register's Office for Davidson County, Tennessee.

Joe B. Bone is married to Martha Bone.

Being the same property conveyed to Joe B. Bone by Substitute Trustee's Deed of record in Book 9934, Page 641, the conveyance made pursuant to power and authority contained in Deeds of Trust in favor of Commercial Credit Plan Incorporated of record in Book 8045, Page 328 and Book 8153, Page 105, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property known as 2805 Alhambra Circle, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9th day of September, 2022 :

Joe B. Bone

Martha Bone

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Eddy Rochelle, a Notary Public in and for said County and State, the within named JOE B. BONE AND MARTHA BONE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at HUMPHREYS COUNTY, TENNESSEE 37078, this 9th day of September, 2022.

Eddy Rochelle
Notary Public

My Commission Expires: 12-16-2025

EDDY ROCHELLE
STATE OF TENNESSEE
NOTARY PUBLIC
HUMPHREYS CO. TENN.

**Tennessee Certification of Electronic Document**

I, Linzy Lehn, 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 9/09/2022 (date of document).

Affiant Signature

9/20/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20 day of September, 2022.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/21/24