WARRANTY DEED

FILE BOX 19B
03-8-051-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of September, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CAPSTONE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	" NEW OWNER "	161-12-0-A
(NAME) 5722 Hickory Plaza A-5	(NAME)	022.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STEVE JAMES AND WIFE FREIDA JAMES**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAPSTONE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit No. B-1, in a Horizontal Property Regime as shown on the condominium site plan of Hickory Plaza Office Townhouses, as of record in Plat Book 6250, Page 248, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed, By-Laws, and Charter establishing a Horizontal Property Regime of HICKORY PLAZA OFFICE TOWNHOUSES, of record in Record Book 8000, Page 908, and in Book 8000, Page 910, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to STEVE JAMES AND WIFE, FREIDA JAMES by Deed from KENNETH THOMAS, SR. of record in Instrument No. 20000403-0032714, Register's Office for Davidson County, Tennessee.

Steve James and Steven L. James is one and the same person.

Freida James and Freida P. James is one and the same person.

Davidson County DEEDWARR
Recvd: 09/08/03 15:54 2pgs
Fees:13.00 Taxes:351.13

20030908-0131029

BEING unimproved ☐
Improved ☒ property known as: 5722 Hickory Plaza Unit B-1, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 3rd day of September, 2003.

STEVE JAMES

FREIDA JAMES

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVE JAMES AND WIFE FREIDA JAMES,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of September, 2003.

My Commission Expires: 03/31/07

Notary Public

