Being re-recorded to correct county

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/03 09:33 2pgs
Fees:12.00 Taxes:0.00

20031030-0159651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-16-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 138 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdalena Samuchin	Magdalena Samuchin	119-01 26
(NAME)	(NAME)	
160 Forest Trail	Same	
(ADDRESS)	(ADDRESS)	
Brentwood, TN, 37027		
(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, Capital Journey, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Magdalena Samuchin, 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:

Being Lot No. 4 on the map showing subdivision of a 1.73 acre tract Section "B" on the Plan of the John Thoni Lands, as of record in Book 974, page 17, Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 60 feet on the northerly side of Glenrose Avenue or the Mill Creek Road, and runs back between parallel lines, 150 feet, more or less, to a dead line and measures 84 feet on said line.

Being John Ambrose Foster and wife, Bessie Flora Foster, by Installment Deed of Laura J. Coleman of record in Book 1234, page 335, said Register's Office. The said John Ambrose Foster having since died and said property vested to Bessie Flora Foster by operation of law as the surviving tenant by the entireties. Bessie Flora Foster having since died and said property vested to Richard Danny Foster as devisee under the will of Bessie Flora Foster, with said will being of record in Probate Court of Davidson County, Tennessee, on the 11th day of June, 1986, Docket No. 78322 and Will Book 154, page 710. AND Being the same property conveyed to Capital Journey, LLC by Instrument Number 20030819-0119983.

unimproved ☐
This is improved ☒ property, known as 106 Glenrose Ave., Nashville, TN 37210
(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 19th day of August, 2003.

Capital Journey, LLC

By:

BK/PG:2980/483-484
03570357

2 PGS : AL - DEED
KAREN BATCH: 874
08/25/2003 - 12:30 PM

VALUE	17500.00
MORTGAGE TAX	0.00
TRANSFER TAX	64.75
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	77.75

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

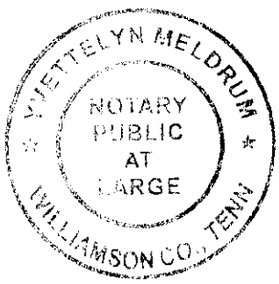
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself/himself to be the C.M. of Capital Journey, LLC the within named bargainor, a limited liability company, and that James Roberts, as such C.M., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself/himself as C.M. of said limited liability company.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2003

Commission expires: 6.16.04



Notary Public