WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/04 16:04 1pgs
Fees:13.00 Taxes:144.30

20040122-0008800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF JANUARY 2004.

Notary Public

This Instrument Prepared Upon Information Furnished by Parties

MY COMMISSION EXPIRES: 1-2506

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Capital Journey, LLC 201 Thompson Lane, Ste 200, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Scott Hudgens	Timothy Scott Hudgens	Map 105-07, Parcel 299
2612 Weatherford St	2612 Weatherford St	
Lavergne, TN 37086	Lavergne, TN 37086	

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, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Scott Hudgens**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly part of Lot 18 of the subdivision of the Moore tract, recorded in Book 137, Page 91, Register's Office of Davidson County, Tennessee. Said part of Lot 18 fronts 50 feet on the northerly side of Moore Avenue and runs back between parallel lines 148 1/2 feet more or less to the northerly line of said subdivision.

Being the same property conveyed to Capital Journey, LLC by Successor Trustee's Deed dated January 8, 2004 of record in Instrument Number 20040116-0007130, Register's Office of Davidson County, Tennessee.

This is improved ☐ unimproved property, known as 602 Moore Ave., Nashville, TN 37203

(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 20th day of January, 2004.

CAPITAL JOURNEY, LLC

By: James Roberts, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said State and County, James Roberts, whom I am personally acquainted and who upon oath, acknowledged himself to be the Chief Manager of Capital Journey, LLC the within named bargainor, a limited liability company, and that James Roberts as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager of said limited liability company.

Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2004.

Notary Public

Commission Expires: 11/24/2007

SARAH EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007