WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis Breen and Rita Breen	**Francis Breen**	**118-9-16**
(NAME) **1102 Clifton Lane**	(NAME) **1102 Clifton Lane**	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37204**	
(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, **Capri, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francis Breen and Rita Breen**, 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 part of Lot No. 10 on the Plan of O.F. Noel's Subdivision, not of record, described as follows:

BEGINNING at a point in the north margin of Clifton Lane, formerly 4th Avenue, 50 feet east of the common corner of Lots Nos. 9 and 10; thence easterly along the north margin of Clifton Lane, 84 feet to a point; thence northerly parallel to the line between Lots Nos. 9 and 10, 200 feet; thence westerly 84 feet to a point 50 feet east of the line between Lots Nos. 9 and 10; thence southerly parallel with said line 200 feet to the point of beginning.

BEING the same property conveyed to Capri, LLC by deed from Norman R. Moore, unmarried of record in Instrument Number 20060719-0087065, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1102 Clifton Lane, Nashville, TN 37204**

(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 4th day of December, 2007.

Capri, LLC

By: A. Craig Alsup

A. Craig Alsup, President

Davidson County DEEDWARR
Recvd: 12/05/07 08:46 2 pgs
Fees:13.00 Taxes:1665.00

20071205-0140616

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Craig Alsup with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Capri, LLC, the within named bargainor, a corporation, and that he as such President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said A. Craig Alsup as such President.

Witness my hand and official seal at Nashville, Tennessee this 4TH DAY OF DECEMBER, 2007.

Commission expires: 7-19-08

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds