WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2008.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/02/08 14:33 2 pg
Fees:13.00 Taxes:229.40

20080402-0033309

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy M. Capps	Christy M. Capps	09109021800
(NAME)	(NAME)	
6320 Alamo Place	6320 Alamo Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

** husband and wife,

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, Dwayne Lee also known as Dwayne Lee Krier and Cendy Lee Krier,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christy M. Capps,* 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 25 of Block "C" on the Plan of Crolywood, Section 2, as of record in Book 1130, Page 100, Register's Office for said County.

Said Lot No. 25 fronts 60 feet on the northerly side of Alamo Place and runs back between lines 145.6 feet on the easterly line and 145.9 feet on the westerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Dwayne Lee and Cendy Lee Krier, by deed of record in Instrument No. 20060302-0024487, Register's Office for Davidson County, Tennessee. Dwayne Lee also known as Dwayne Lee Krier.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6320 Alamo Place, Nashville, TN 37209

(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 our hands this 24th day of March, 2008.

Anthony Albuquerque

Stephane Neves

Dwayne Lee Krier

Cendy Lee Krier

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~DAVIDSON~~ VOLUSIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwayne Lee Krier and Cendy Lee Krier 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2008.

Commission expires:

Notary Public

