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Davidson County DEEDWARR
Recvd: 10/20/08 15:35 2 pg
Fees:13.00 Taxes:216.45

20081020-0105342

WARRANTY DEED

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mari Beerman	Mari Beerman	**43-14-79**
(NAME)	(NAME)	
3528 Hoggett Ford Road	3528 Hoggett Ford Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 **Mari Beerman unmarried and Maria Urtubees unmarried, as joint tenants with right of survivorship,** 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 Lot No. 2 on the Revised Plan of Part of The Bernice L. Dickenson's Subdivision, which Revised Plan is of Record in Book 5190, page 640, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Barry C. Ledford and wife, Lee C. Ledford by Deed dated October 15, 1996 of record in Book 10227, page 702 in the Register's Office of Davidson County, Tennessee, and subsequently conveyed to Capital Journey, LLC by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee dated July 18, 2008 and filed for record in Instrument No. 20080724-0075802 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **224 Lanier Drive, Madison, TN 37115**
(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 **15th day of October, 2008**.

Capital Journey, LLC

By:
James Roberts, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **James Roberts** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of Capital Journey, LLD. the within named bargainor and corporation and that he as such Sole Member being authorized so to do, executed the forgoing instrument for the purposes therein contained by signing the name of the corporation by the said James Roberts, as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2008.

Commission expires: 11/22/08

Notary Public

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008