Davidson County DEEDWARR
Recvd: 02/11/09 11:41 2 pgs
Fees:13.00 Taxes:555.00
20090211-0011891

Prepared by: Real Estate Title Servces
4741 Trousdale Dr.,Ste. 4, Nashville, TN 37220

ADDRESS OF NEW OWNERS
Andrew James Davis etux
736 Hallcrest Court
Hermitage, TN 37076

Send Tax Bills:
WR Starkey Mtg.
5055 W. Park Blvd.,
Ste. 100
Plano, TX 75093

~~SEND TAX BILLS TO:~~
~~SAME~~
Map and Parcel
098050A06700CO

WARRANTY DEED

FOR AND IN CONSIDERATIONOF 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 THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO

ANDREW JAMES DAVIS and wife, CATHERINE ASHLEY GUINN DAVIS, as tenants by the entirety

HEREINAFTER REFERRED TO AS "GRANTEE (S)", THEIR HEIRS AND ASSIGNS, CERTAIN DESCRIBED REAL ESTATE LYING AND BEING IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 31, on the Plan of **Section Two, Hampton Hall**, of record in Plat Book 9700, Page 662, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to **CAPITAL JOURNEY, LLC** by Quitclaim Deed from Jimmy Deatrick (also known as James Deatrick) and Marty L. Penix, dated January 21, 2009, recorded January 21, 2009 at Instrument Number 20090121-0005090, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Easements, building setback lines and certain restrictions as may be shown on Plat of Hampton Hall of record in Plat Book 9700, page 662, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Declaration of Covenants, Conditions and Restrictions of record in Book 10278, page 257; Book 10301, page 184, Book 10444, page 460, Book 10640, page 947, Book 10956, page 520, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Any governmental zoning and subdivision ordinances or regulations in effect thereon. But excluding any covenant, condition or restriction that would violate Title 42 USC 3604.

This is improved property commonly known as 736 Hallcrest Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

WE COVENANT with the said Grantees that we are lawfully seized and possessed of said real estate, that we have good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

WE FURTHER COVENANT and bind ourselves, our successors, assigns and representatives, to forever warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Taxes for the year of 2009 are to be prorated between the Grantor(s) and the Grantee(s) of even date herewith.

WITNESS OUR HAND (S) THIS 6TH day of February 2009

By: _____
James Roberts, Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the above State and County, the within named, **JAMES ROBERTS,** the bargainor(s), with whom I am personally acquainted or have sufficient proof as to their identify, and who acknowledged himself to be the **Chief Manager** respectively of Capital Journey, LLC aka Capital Journey, the within named bargainer, and limited liability company, and that he as such **Chief Manager** being authorized so to do, executed the foregoing instrument for the purposes therein contained..

SARAH EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012

WITNESS my hand, this 6Th day of February 2009.

_____
Notary Public

I or We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $150,000.00 which amount is equal to or greater than the amount, which the property transferred, would command at a fair voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this the 6th day of February 2009.

_____
NOTARY PUBLIC

SARAH EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012