Davidson County DEEDWARR
Recvd: 06/07/10 14:03 3 pgs
Fees:18.00 Taxes:406.63
20100607-0044053

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of June, 2010, by and between Capital Journey, LLC, a Tennessee LLC, party of the first part, and Joanna M. Wachtel, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No.9, on the Plan of Dodson Heights, as shown by plat appearing of record in Plat Book 2900, Page 113, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being all or part of the same property conveyed to Capital Journey, LLC by virtue of that certain Trustee's Deed dated October 1, 2008, at Instrument No. 20081008-0101968 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Chief Member

Capital Journey, LLC by James Roberts, Chief Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James Roberts , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged himself to be the Chief Member of Capital Journey, LLC, the within named bargainor, a Tennessee LLC, and that he as such Chief Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as chief member.

WITNESS my hand and official seal at office this 3rd day of June, 2010.

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Property Owner & Address: Joanna M Wachtel
6016 Panama Driver
Hermitage, TN 37076

Tax Parcel No 08610000900

Property Address: 6016 Panama Drive
Hermitage, TN 37076

MAIL TAX
BILLS TO: First Tennessee Bank National Association
165 Madison Avenue, 8th Floor
Memphis, TN 38103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $109,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Holly T Madison
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of June, 2010.

Notary Public

My Commission Expires:_____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE