File Box B

BILL GARRETT, Davidson County
Trans:T20130082705 DEEDWARR
Recvd: 09/24/13 14:30 2 pgs
Fees:13.00 Taxes:366.30
20130924-0100486

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Andrew Bogitsh
225 Aubrey Court
Nashville, TN 37214

MORTGAGEE
Pinnacle Bank
150 3rd Ave South, Ste. 900
Nashville, TN 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 084-11-0
PARCEL 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James D. Capps and wife, Michelle Capps,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Bogitsh,** 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. 95 on the Resubdivision of Lots 94 and 95 on the Plan of Maplecrest Subdivision, of record in Book 5060, Page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Capps and wife, Anne B. Capps, by Warranty Deed from Leon Rhodes and wife, Judith Ann Rhodes, dated May 16, 1977 and filed of record in Book 5148, Page 845, Register's Office for Davidson County, Tennessee. The said Anne B. Capps has since died. Michelle Capps is joining in this conveyance to convey all her rights, title and interest she may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5060, Page 120, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2225 Aubrey Court Nashville, TN 37214.**

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 20th day of September, 2013.

James D. Capps

James D. Capps

Michelle Capps

Michelle Capps

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Capps and wife, Michelle Capps, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2013.

Janell L. Johnson

NOTARY PUBLIC

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/15

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $99,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.