BILL GARRETT, Davidson County
Trans:T20130083804 DEEDWARR
Recvd: 09/27/13 11:58 2 pgs
Fees:13.00 Taxes:375.55
20130927-0101830

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2013.

NOTARY PUBLIC: Dana B Marlow
MY COMMISSION EXPIRES: 4/19/16
(AFFIX SEAL)

DANA B. MARLOW NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMMISSION EXPIRES APRIL 19, 2016

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay T Faulkner 428 Patina Cr Nashville, TN 37209	Same	Map 104 01 0 Parcel 259.00

For and in 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 a Tennessee Limited Liability Company

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jay T. Faulkner and wife, Rachel L. Faulkner

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 the southerly part of Lot No. 5 on the Map of M.T. Pendergrass' Subdivision of Lots Nos. 175 and 176, West Grove, as of record in Book 547, Page 185, Register's Office for said County described as follows:

Beginning at a point on the northerly margin of a 16 foot alley at the corner of Lots No. 5 and 6 on said map; thence with the line between Lots 5, 6 and 7 northwardly 127 feet to the southeast corner of that part of said Lot No. 5 conveyed to Charles E. McLerran and wife, by deed from Floyd Adkisson, et al, of record in Book 3185, Page 373, said Register's Office, being also the corner of Lots Nos. 7 and 8 on said map; thence with said McLerran's southern boundary line westwardly 30 feet, more or less, to the western boundary line of said Lot No. 5; thence with same southwardly 168 feet, more or less, to the northerly margin of said alley; thence with same eastwardly 95 feet to the beginning.

Being the same property conveyed to Capital Journey, LLC by deed from James Barret, dated November 1, 2010, of record in Instrument No 20101112-0090705, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☒un ☐improved property known as: 3606-C Pilcher Avenue 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 my hand(s) this 25th day of September, 2013.

Capital Journey, LLC
By: James Roberts, Chief Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came James Roberts, Chief Member with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Member respectively of Capital Journey, LLC, a Tennessee Limited Liability Company, the within named bargainor, and Tennessee Limited Liability Company, and that he as such appointed James Roberts being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Tennessee Limited Liability Company, by the James Roberts, as such Chief Member, and attesting the same of the Tennessee Limited Liability Company.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 25th, day of September, 2013

NOTARY PUBLIC

My commission expires: 3·3·15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027