# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Jennifer Caswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2013.

Brittany Goins
Notary Public

MY COMMISSION EXPIRES: 4-17-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roger Garrett Sage | Churchill Mortgage Corporation | 20130723-0076214 |
| (NAME) | (NAME) | |
| 203 Wheeler Avenue | 761 Old Hickory Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Brentwood, TN 37027 | |
| (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, Capcon Group, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Garrett Sage and wife Lauren Sage, 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:

Being Lot No. 1 on the plan of Parma Heights of record on Book 2133, Page 23, Register's Office for said County.

Said Lot No. 1 fronts 67 feet on the southerly margin of Wheeler Avenue and extends back 194.2 feet on the westerly line and 114.3 feet on the easterly line in the rear measuring 104.4 feet thereon.

Being the same property conveyed to Capcon Group, LLC, by deed of record in Instrument No. 20130723-0076214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 203 Wheeler Avenue, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20130086312 DEEDWARR
Recvd: 10/04/13 15:54 2 pgs
Fees:13.00 Taxes:545.75
20131004-0104812

Witness my hand this 27th day of September, 2013.

Capcon Group, LLC

By: _____, MEMBER

Capcon Group, LLC

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared Carol Hatcher with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the Member of Capcon Group, LLC and that he/she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Capcon Group, LLC by himself/herself as Member.

Witness my hand and official seal at Franklin, Tennessee this 27th day of September, 2013.

Commission expires:

Notary Public

