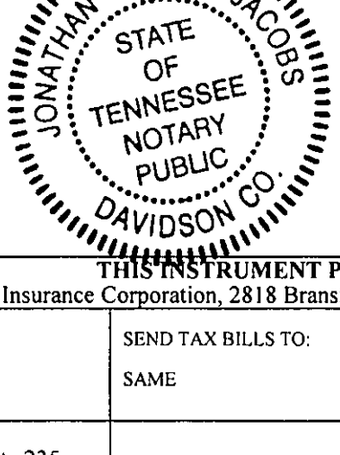
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $37,000.00.

Toni Belyea
Affiant

Subscribed and sworn to before me this 21 day of April, 2014

Notary Public
My Commission expires: 3-8-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Capcon Group, LLC	SAME	060-02-0-016.00
401 S Mount Juliet Road, Ste 235-153		
Mt. Juliet, TN 37122		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trustee for The 3141 Richmond Hill Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Capcon Group, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 39 on the plan of Parkwood Estates, Section I, of record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the southerly margin of Richmond Hill Drive at the common corner of Lots numbers 38 and 39; thence with the line between said lots, southerly 125 feet to a corner of Lot number 40; thence with the line between Lots Numbers 39 and 40, westerly 115 feet to a point in the easterly margin of Brick Church Pike; thence with the margin of the same northerly 100 feet to a point in the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southerly margin of Richmond Hill Drive; thence with the margin of the same, westerly 90 feet to the point of beginning.

Included in the above description, but expressly excluded from this conveyance os the Right-of-Way conveyed unto Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10143, page 740, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andy Maloney, as Trustee for The 3141 Richmond Hill Trust by deed from Charles Redman and wife, Venus Redman, on April 3, 2003, of record in Instrument Number 20140409-0029434, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 119 and 120, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3136, page 52; and Book 3253, page 591, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10143, page 740 and Instrument Number 20010102-0000598, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3141 Richmond Hill, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20140029452 DEEDWARR
Recvd: 04/30/14 12:07 2 pgs
Fees:13.00 Taxes:136.90
20140430-0036262

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 21st day of April, 2014.

The 3141 Richmond Hill Trust

By Andy Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, as Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 21, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY