Davidson County	DEEDWARR
Recvd: 08/18/14 13:33	2 pgs
Fees:13.00 Taxes:499.50	
20140818-0074643	

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$135,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|18th DAY OF August, 2014
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Celia D Valdomar 1430 West 6th Street San Pedro CA 90732	Same	Map 163 00 0 Parcel 03900

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

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

Celia D Valdomar

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 a certain tract or parcel of land lying and being in the Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, identified as Metro PID Number 16300003900 and is the Hoyte T. Black property recorded in Book 2401, Page 261 (R.O.D.C.T.), and is more particularly described as follows:

Beginning at a 1/2" Rebar (N) w/ Sexton Cap in the north right-of-way of Mt, View Road (60' R/W), this being the southwest corner of the property described herein in the east line of Hickory Highland Place, Phase 1 (9700/189), reference a 1/2" Rebar (0) w/ Barge Cap, the southeast corner of Lot 71, Hickory Highland Place, Phase 1 at S 12°58'53" W a distance of 9.73' and the centerline intersection of Highlander Drive and Mt. View Road at N 87°04'34" W a distance of 197.95'; thence leaving the north right-of-way of Mt. View Road and with the east line of Hickory Highland Place, Phase 1 for two calls: N 12°58'53" E a distance of 403.04' to a 1/2" Rebar (N) w/ Sexton Cap, this being a corner of Lot 68, Hickory Highland Place, Phase 1 and the northwest corner of the property described herein; S 82°09'35" E a distance of 12.22' to a 1/2" Rebar (N) w/ Sexton Cap, this being a common corner of Lot 68, Hickory Highland Place, Phase 1 and Lot 77, Hickory Highland Place, Section 2, Phase 1 (199912230306511); thence leaving Hickory Highland Place, Phase 1 and with Hickory Highland Place, Section 2, Phase 1 and generally with a fence the following courses and distances: S 82°09'36" E a distance of 153.51' to a 1/2" Rebar (O) w/ Barge Cap; S 82°13'33" E a distance of 133.72' to a 1/2" Rebar (0) w/ Barge Cap; S 82°03'11" E a distance of 113.76' to a 1/2" Rebar (0) w/ Barge Cap; S 82°14'08" E a distance of 102.26'; S 82°07'44" E a distance of 140.87' to a 1/2" Rebar (0) w/ Barge Cap at a fence corner, this being the northwest corner of McCord (3283/585) and the northeast corner of the property described herein in the south line of Lot 82, Hickory Highland Place, Section 2, Phase 1; thence leaving Hickory Highland Place, Section 2, Phase 1 and with McCord and generally with a fence S 04°19'08" W a distance of 472.78' to a 1/2" Rebar (N) w/ Sexton Cap in the north right-of-way of Mt. View Road, this being the southwest corner of McCord and the southeast corner of the property described herein; thence leaving McCord and with the aforementioned right-of-way for three calls: N 74°17'05" W a distance of 44.13'; with a curve turning to the left having an arc length of 84.34' and a radius of 1853.53' (chord bearing of N 75°35'18" W, chord length of 84.33'); N 76°53'31" W a distance of 596.53' to the Point Of Beginning containing 299722.97 square feet or 6.88 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115 on 12 August 2014.

Being the same property conveyed to CAPITAL JOURNEY, LLC, by deed from CORNERSTONE INVESTMENTS, INC., dated August 8, 2014, of record in Instrument No. 20140813-0073203 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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: 5177 Mount View Rd Antioch TN 37013
(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 18th day of August, 2014.

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 April, 2014.

NOTARY PUBLIC

My commission expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, 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 named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 4-25-14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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