Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20140091117 DEEDWARR
Recvd: 12/05/14 09:52 2 pgs
Fees:13.00 Taxes:536.50
20141205-0111553

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 145,000.00

Affiant Coreen Newcomb
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF November, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRIAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

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
Alden Horton III 3704 Homeland Dr Nashville, TN 37218	New Owner	Map 058 00 0 Parcel 169.00

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

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

Alden Horton III, and Julie G. Horton, married

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:

Tract One:
Being Lot No. 217 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, page 55, said Register's Office.

Said Lot No. 217 fronts a total of 320.00 feet on the northeasterly side of Homeland Drive, and runs back 342.0 feet on the northwesterly line and 339.5 feet on the southeasterly line to a point of intersection, said lot being triangular in shape.

Tract Two:
Being Lot No. 218 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, page 55, said Register's Office.

Said Lot No. 218 fronts 125.00 feet on the northeasterly side of Homeland Drive and runs back 339.5 feet on the northwesterly line and 441.0 feet on the southeasterly line to a line in the rear which measures 162.00 feet thereon.

Being the same property conveyed to Capital Journey, LLC, by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20140805-0070184, dated July 23, 2014, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Agreement for Easement in Book 7299, page 662, said Register's Office.
4) Restrictive Covenants contained in instrument of record in Book 10929, page 406 and Book 3987, page 453, said Register's Office.

This is ☐un ☒improved property known as: 3704 Homeland Dr Nashville, TN 37218
(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 26 day of November, 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 26, day of November, 2014.

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