BILL GARRETT, Davidson County
Trans:T20140097051 DEEDWARR
Recvd: 12/30/14 08:56 2 pgs
Fees:13.00 Taxes:555.00
20141230-0118673

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0508HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of December, 2014.

Notary Public
Commission Expires: 12-18-16

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tanya R. Fears 3141 Richmond Hills Dr Nashville, TN 37207	Primary Residential Mortgage, Inc. 1480 N. 2200 West Salt Lake City, UT 84116	060-02-0-016.00

WARRANTY DEED

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, I/WE,

Capcon Group LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanya R. Fears, a single woman

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 Lot No. 39 on the Plan of Parkwood Estates, Section 1, of record in Plat Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

INCLUDED in the above described property, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville and Davidson County, for Right of Way of Brick Church Pike, by Warranty Deed recorded in Book 10143, Page 740, in the Register's Office of Davidson County, Tennessee, and being more particularly described therein.

BEING the same property conveyed to Capcon Group, LLC, by Warranty Deed from Andy Maloney, as Trustee for The 3141 Richmond Hill Trust, dated 4/21/14 and recorded 4/30/14 in Instrument No. 20140430-0036262; and being the same property previously conveyed to Andy Maloney, as Trustee for The 3141 Richmond Hill Trust, by Warranty Deed from Charles Redman and wife, Venus Redman, dated 4/3/14 and recorded 4/9/14 in Instrument No. 20140409-0029434; and being the same property previously conveyed to Charles Redman and wife, Venus Redman, by Warranty Deed from PTE Development, dated 8/23/11 and recorded 8/30/11 in Instrument No. 20110830-0067181, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3141 Richmond Hills Dr, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of December, 2014.

Capcon Group LLC

Carol M. Hatcher

By: Carol M. Hatcher, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carol M. Hatcher** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Member** of **Capcon Group, LLC**, a limited liability company, and that she is authorized by **Capcon Group, LLC** to execute this instrument on its behalf as such **Member.**

Witness my hand and official seal at Hendersonville, Tennessee this 23rd day of December, 2014.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)