Davidson County DEEDWARR
Recvd: 01/09/15 08:11 2 pgs
Fees:13.00 Taxes:440.30
20150109-0002350

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$119,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF January, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7/6/15
(AFFIX SEAL)

HALE E. WILSON, III
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
Douglas A Brooks 336 Haddon Court Franklin TN 37067	Same	Map 082 04 0 Parcel 373.00

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

Douglas A. Brooks

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 Number 4 on the Plan of Manila Subdivision, of record in Plat Book 2854, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Capital Journey, LLC by deed from American Consulting Corporation, dated December 19, 2014, of record in Instrument No 20150105-0000748, Register's Office for said County.

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) Matters shown on the Plan of record in Plat Book 2854, page 49, said Register's Office.
3) Subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Book 2921, Page 604, Register's Office for Davidson County, Tennessee
4) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 912 Manila St Nashville, TN 37206
(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 8th day of January, 2015.

Chief Member
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 8th, day of Janaury, 2015

NOTARY PUBLIC

My commission expires: 8-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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