Davidson County DEEDWARR
Recvd: 04/20/15 15:32 4 pgs
Fees:23.00 Taxes:296.46
20150420-0035165

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Larry Lyons
1219 Bell Grimes Lane
Nashville, Tennessee 37207

SEND TAX BILL TO:
Owner

MAP 04107006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Capital Journey, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Larry Lyons**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known and designated as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 380 on Plan of Bellshire Estates, Section "A", of record in Book 2331, page 115, Register's Office for Davidson County, Tennessee, described as follows:

Beginning for a point in the Southerly margin of Bell Lane, the common corner of Lots 379 and 380, thence southerly along the line between said lots 303.8 feet to a point; thence southeasterly 34.6 feet to a point; thence north 41° 37' east 130.0 feet to a point; thence north 4° 48' east, 210.0 feet to a point in the southerly margin of Bell Lane; thence easterly along said margin 115.3 feet to the point of beginning.

Being the same property as conveyed to Charles S. Binkely and Ellen K. Binkley, husband and wife to Horace P. Mix and June H. Mix, husband and wife, as described in Deed Book 3105, page 371, dated 08/22/1960, recorded 08/22/1960, in Davidson County Records. Being the same property conveyed to Daryl Spicer by deed from Shapiro & Ingle, LLP, dated March 3, 2015, of record in Instrument No 20150306-0019342, Register's Office for said County. Being the same property conveyed to Capital Journey, by Quitclaim Deed from Daryl Spicer, dated March 18, 2015, in Instrument No. 20150320-0024183, 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.

Said property is transferred subject to the following matters:

1. Matters shown on the Plan of record in Plat Book 2331, page 115, said Register's Office.

2. Property is subject to any and all restrictions, easements, and conditions of record.

This is unimproved property known as 1219 Bell Grimes Lane, Nashville, Tennessee 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 Larry Lyons, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 17th day of April, 2015.

Capital Journey, LLC

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 17th, day of April, 2015

NOTARY PUBLIC
My commission expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $80,125.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON 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 Williamson

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.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

