BILL GARRETT, Davidson County
Trans:T20150042986 DEEDWARR
Recvd: 06/02/15 13:52 2 pgs
Fees:13.00 Taxes:536.50

20150602-0051228

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$145,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|29th DAY OF May, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAR. 6, 2018

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VTT505002218

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 NUMBER
Brooks West 1321 N 6th Street Nashville, TN 37207	US Bank NA 3180 Rider Trail South Earth City MO 63045	Map 071 16 0 Parcel 372.00

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

Brooks West, a single man

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 21 on the Plan of Tom Joy Subdivision, as of record in Book 3600, Page 47, Register's Office. Said Lot No. 21 fronts 55.15 feet on the northeasterly margin of North Sixth Street, and extends back between lines 106.6 feet on the northwesterly line and 124.5 feet on the southeasterly line to a dead line in the rear on which it measures 75.30 feet.

Being the same property conveyed to Capital Journey, LLC by Quitclaim Deed from George Brandt and Eric Sox, dated April 29, 2015, of record in Instrument No 20150429-0038161, Register's Office for said County.

Being the same property conveyed to George Brandt and Eric Sox by Substitute Trustee's Deed from Arnold M. Weiss,dated February 24, 2015, of record in Instrument No 20150320-0024185, and being the same property conveyed to Tomella Hill, by Quitclaim Deed of record in Instrument No. 20041108-0134115, Register's Office for said County.

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 3600, page 47, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Plat of record showing a Utility Easement along the rear lot line, and recorded in Book 3600, Page 47, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Plat of record showing an Anchor Easement South West corner of lot along the front lot line, and recorded in Book 3600, Page 47, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Plat of record showing a Minimum Building Setback line along the front lot line of 30 feet , and recorded Book 3600, Page 47, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in Covenants and Restrictions, and recorded in Book 3763, Page 136, Register's Office for Davidson County, Tennessee.
7) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1321 N 6th Street Nashville, TN 37207
(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 29th day of May, 2015.

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 29th, day of May, 2018

NOTARY PUBLIC
My commission expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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