BILL GARRETT, Davidson County
Trans:T20150070258 DEEDWARR
Recvd: 08/20/15 10:29 2 pgs
Fees:13.00 Taxes:995.30
20150820-0083953

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brittany Watson
849 Fonnic Drive
Nashville, Tennessee 37207

MORTGAGEE
FBC Mortgage LLC
189 S. Orange Ave Ste 970
Orlando, FL 32801

SEND TAX BILL TO:
~~Owner~~ (ANY)
FBC Mortgage, LLC
189 S. Orange Ave., Ste 970
Orlando, FL 32801

MAP 033
GROUP 13 0A
PARCEL 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Brittany Watson an unmarried woman**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 16 on the Plan of Hidden Springs, Phase-One, Section Two, a Plat of record in Instrument No. 20050209-0015118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyded to Capital Journey by Quitclaim Deed from James Deatrick Jr., and Daryl Spicer, dated April 20, 2015 and recorded in Instrument No. 20150429-0038163, and being the same property conveyed to James Deatrick Jr., and Daryl Spicer by Substitute Trustee's Deed from Shapiro & Ingle, LLP, dated April 17, 2015, and recorded in Instrument No. 20150429-0038162, Register's Office for Davidson 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 Instrument No. 20050209-0015118, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 849 Fonnic Drive, Nashville, Tennessee 37207.

G.15-2290

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 10th, day of August, 2015

Michael K. Harrell

NOTARY PUBLIC

My commission expires: 2-25-19

MICHAEL K. HARRELL
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 $269,000.00.

Jennifer Thomas

AFFIANT

Subscribed and sworn to before me on this 10th day of August, 2015.

Laurie N. Douglas

NOTARY PUBLIC
My Commission Expires: 6/19/2018

LAURIE N DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY