BILL GARRETT, Davidson County
Trans:T20150086460 DEEDWARR
Recvd: 10/09/15 15:07 2 pgs
Fees:13.00 Taxes:258.63
20151009-0103339

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1271**

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/30/2015**, by and between **Capital Invest, LLC, a Tennessee Limited Liability Company**, parties of the first part, and **Michael Bartholomew,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 279 on the plan of Bordeaux Gardens, Section 1, of record in Book 3300, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 279 fronts 55 feet on the Westerly side of Panorama Drive and extends back 158.33 feet on the Northerly line and 150 feet on the Southerly line to a dead line in the rear measuring 55.57 feet thereon.

Being the same property conveyed to Capital Invest, LLC by Trustee's Deed, dated 09/10/2015, of record in Instrument Number 20150925-0097799, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **080-08-0-073.00**
☒ Improved **3239 Panorama Dr, Nashville, TN 37218**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Capital Invest, LLC
By: Aziz Ashurov, Managing Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared Aziz Ashurov, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **Managing Member of Capital Invest, LLC** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 30th day of September, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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Owner's Name: **Michael Bartholomew**

and Address: **3239 Panorama Dr, Nashville, TN 37218**

Mail tax bills to 251 Harpeth View Trail
Kingston Springs TN 37082

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$69,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of September, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY