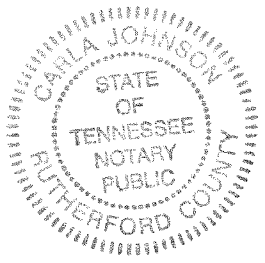
Davidson County	DEEDWARR
Recvd: 11/13/15 10:33	2 pgs
Fees:13.00 Taxes:357.05	
20151113-0115424	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2015,

Notary Public

MY COMMISSION EXPIRES: 10/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bekhzodkhon S. Dusmukukhamedov	Bekhzodkhon S. Dusmukukhamedov	107 14 0 053.00
(NAME) 909 Goodbar Dr.	(NAME) 5170 Hickory Hollow Pkwy #269	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Capital Invest, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bekhzodkhon S. Dusmukukhamedov, unmarried**, 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:

Being Lot No. 55 on the plan of Miro Meadows Subdivision, as shown by plat of record in Plat Book 1424, Page 94, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

bEing the same property conveyed to Capital Invest, LLC by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee Limited Liability Partnership, as Substitute Trustee dated September 21, 2015 and recorded October 30, 2015 as Instrument No. 201510300110680 pursuant to a foreclosed Deed of Trust recorded August 12, 2014 as Instrument No. 201408120072554 by Paul Thomas Sumner aka Paul T. Sumner, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-155405

unimproved ☐
This is improved ☒ property, known as 909 Goodbar Dr., Nashville, TN 37211

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, has 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 our hands this 10th day of November, 2015.

Capital Invest, LLC

BY: _____
William Sugg
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **William Sugg** , whom I am personally acquainted and upon his acknowledged himself to be an Authorized Signatory and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **Capital Invest, LLC.**

WITNESS my hand and official seal at Murfreesboro, Tennessee this 10th day of November, 2015.

_____
NOTARY

MY COMMISSION EXPIRES: 10.20.15

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018