BILL GARRETT, Davidson County
Trans:T20150097632 DEEDWARR
Recvd: 11/17/15 11:00 2 pgs
Fees:13.00 Taxes:851.00
20151117-0116483

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2139

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chynethia L. Capra 1106 Jackson Street Nashville, TN 37067	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	081-16-0-552.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Julius Sloss and wife, Taryn Sloss,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chynethia L. Capra and Timothy J. Capra, wife and husband,** 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. 2 on the map of Narcissis Smith's Subdivision of Lot No. 176 of the McNairy Mansion House tract, not of record, said McNairy Mansion House tract being of record on the front fly leaft of Book 9 of the Register's Office for said County and described as follows:

Beginning on the North margin of Jackson Street and running Northwesterly with the Westerly margin of an alley 168 feet; thence Westerly parallel with Jackson Street, 50 feet; thence Southwardly 168 feet to Jackson Street; thence Eastwardly with the North margin of Jackson Street 50 feet to the point of beginning.

Being the same property conveyed to Julius Sloss and wife, Taryn Sloss by Warranty Deed from Suwannee Properties, LLC, recorded on the 16th day of April, 2002 in Instrument No. 20020416-0046894, in the Register's Office of Williamson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1106 Jackson Street, Nashville, TN 37067**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said 2015 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to Grantors who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M15-2139

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **November, 2015.**

GRANTOR(S)

Julius Sloss

Taryn Sloss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Julius Sloss and Taryn Sloss** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **November, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016