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

Davidson County DEEDWARR
Recvd: 11/19/15 11:01 3 pgs
Fees:18.00 Taxes:292.30
20151119-0117403

ADDRESS NEW OWNER:
Ruel Jones
515 Tanksley Ave
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash
N/A
,

MAP 119
GROUP 13 0
PARCEL 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Capital Journey, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ruel Jones**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 72 on the map of N.G. McNabb's Subdivision of record in Book 1130, page 64, Register's Office for said County.

Said Lot fronts 65 feet on the west side of Louise Drive and runs back between lines 184.58 feet on the north line and 183.3 feet on the south line to a dead line on which it measures 65 feet.

Being the same property conveyed to **Capital Journey, LLC, a Tennessee Limited Liability Company** by deed from **Heatherstone Properties, LLC, a Tennessee Limited Liability Company** dated November 11, 2015 and recorded in Instrument no. 20151113-0115419 said Register's Office.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

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) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 1130, page 64, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3019 Louise Dr, Nashville, Tennessee 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 Ruel Jones, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 11th day of November, 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 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 5th, day of November, 2015

NOTARY PUBLIC
My commission expires: February 25, 2019

JAMES C SMITH
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 $79,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of November, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

