BILL GARRETT, Davidson County
Trans:T20150104993 DEEDWARR
Recvd: 12/11/15 15:35 2 pgs
Fees:13.00 Taxes:329.30
20151211-0125033

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $89,000.00. Affiant Subscribed and sworn to before me, this the 8th day of December, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Greenleaf Real Estate Development, LLC	New Owner	
104 East Park Drive, Suite 300		031-00-0-095-00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRYAN CAPPS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREENLEAF REAL ESTATE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Whites Creek Pike, being the northwest corner of Lot #1, of the Clyde L. Owens subdivision, not of record, deeded to Gus Capps; thence with the easterly margin of the Whites Creek Pike 200 feet to a point; thence north 58 degrees 57' east (which line is parallel to Lot #1 of the Clyde L. Owens subdivision, not of record) 230 feet to a point; thence in a southerly direction and parallel to the easterly margin of Whites Creek Pike 200 feet to the northerly line of the Claude L. Owens Lot #1; thence with said line 200 feet to the margin of Whites Creek Pike, point of beginning; containing one acre, more or less.

Being the same property conveyed to Bryan Capps by Quitclaim deed from Bryan Capps, Successor Trustee, The Gus M. and Margaret B. Capps Revocable Living Trust dated July 17, 2000 of record in Instrument No. 20081120-0114457 Register's Office for Davidson County, Tennessee, dated November 13, 2008 and recorded on November 20, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4699 Whites Creek Pike, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of December, 2015.

Bryan Capps

Bryan Capps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bryan Capps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of December, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018