This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Stephenie R. King
252 Buck Run Drive
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 01/28/16 09:34 4 pgs
Fees:23.00 Taxes:543.90
20160128-0008192

SEND TAX BILL TO:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Biringham, AL 35244

MORTGAGEE
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Biringham, AL 35244

MAP 122
GROUP 010 A
PARCEL 43000CO

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** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stephenie R. King, an unmarried woman**, hereinafter called the "GRANTEE", her 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 Unit No. 19 in Woodland Point, Phase X, a private element horizontal property regime (being the townhome area at Woodland Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a horizontal property regime with private elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", The First Supplement, Second Supplement, and the Original Declaration being collectively referred to as the "Declaration"), which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Woodland Point, Phase X, a private element horizontal property regime, contained in the said Declaration. The plan filed as exhibit "C" to said Second Supplement appearing at page 4 thereof, and bylaws appended thereto as xxhibit "B" appearing at page 32 of the Original Declaration, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Capital Journey, LLC by deed from Les Lazarus, dated November 12, 2015, of record in Instrument No 20151116-0115754, Register's Office for said County.

This conveyance is made subject to the following:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Instrument No. 20020904-0107261; Covenants, Conditions and Restrictions in Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes,

a Horizontal Property Regime with Private Elements in Instrument No. 20001011-0101044, amended by First Supplementary Declaration of Covenants, Conditions and Restrictions in Instrument No. 20020725-0089575; Terms and provisions of bylaws of Woodland Point Townhouse Corporation in Instrument No. 20001011-0101044, Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Woodland Point Condominium in Instrument No. 20000607-0056981, as amended in Instrument No. 20020904-0107261; Easement to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 8332, Page 982 and Instrument No. 20000419-0039023; Landscape Agreement at Instrument No. 20000612-0058346; Deed conveying the common area to Woodland Point Homeowners Association at Instrument No. 20001205-0119722; Charter of Woodland Point Townhouse Corporation at Instrument Nos. 20001011-0101044, 20001013-0102000 and 20020222-0022863; all in said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements 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 is improved property known as 252 Buck Run Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephenie R. King, an unmarried woman, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it 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 itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 22nd day of January, 2016.

Capital Journey, LLC

By: James Roberts, as Chief Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be James Roberts, as Chief Member of Capital Journey, 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 official seal at office this 22nd day of January, 2016.

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 $147,000.00.

Stephanie R. King
AFFIANT

Subscribed and sworn to before me on this 22nd day of January, 2016.

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

