RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167059

BILL GARRETT, Davidson County
Trans:T20160014680 DEEDWARR
Recvd: 02/23/16 09:37 2 pgs
Fees:13.00 Taxes:262.70
20160223-0017012

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2016.

NOTARY PUBLIC

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamilton Realty Investments 8326 Carriage Hills Dr Brentwood Tn 37027	Same address as new owner	060 13 0 155.00

FOR AND IN CONSIDERATION of the sum of Seventy One Thousand and 00/100 Dollars ($71,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAPITAL INVEST LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HAMILTON REALTY INVESTMENTS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 142 on the Plan of Trinity Hills Village, Section Two, First Addition, as of record in Plat Book 4460, Page 45 & 46 (erroneously referred to in previous deed as Plat Book 4460, Page 159), in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Capital Invest, LLC by Substitute Trustees Deed dated December 1, 2015 and recorded in Instrument #20160113-0003629, said Register's Office. And being the same property conveyed to Capital Invest, LLC my Quitclaim deed from Alex E. Armstrong dated February 12, 2016 and file for record as Instrument number 20160223-0017011, said Register's office.

The address of the herein described property is believed to be 2745 Combs Dr, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of February, 2016.

Capital Invest LLC

By: Aziz Ashurov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Aziz Ashurov, whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Member of Capital Invest LLC, and that he being authorized to do so in his capacity as Managing Member, executed the foregoing instrument for the purpose therein contained by signing on behalf of Capital Invest LLC.

WITNESS my hand and seal, this the 16th day of February, 2016.

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-5-19