RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167164

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/16 12:25 3 pgs
Fees:18.00 Taxes:499.50
20160302-0019969

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2016.

NOTARY PUBLIC

My commission expires: 03-10-16

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
Edgar T. Thornton III and Deborah Thornton	Same address as new owner	052 13 0B 014.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), 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, **AZIZ ASHUROV DBA CAPITAL ASSET, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EDGAR T. THORNTON III AND DEBORAH THORNTON**, 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:

Being Unit No. 84, as created and established by the Master Deed and By-Laws for River Glen, a Horizontal property regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee and as shown and described on the Plan for River Glen, Phase IIB, of record in Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7724, Page 293, said Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of reocrd in Book 7724, Page 293, said Register's Office, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Capital Invest, LLC, by Substitute Trustee's Deed from Brock & Scott PLLC, a Substitute Trustee, dated 12/14/2015, recorded 2/17/2016, of record in Instrument No.20160217-0015013, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold Perez and Sandra J.Perez, by Warranty Deed from Matthew Buentello and Sharon Buentello, dated 2/27/1998, recorded 04/01/1998, of record in Book 10863, Page 537, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2504 Sonar Street, Nashville, TN 37214, 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.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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 are being paid at closing.

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 29th 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 ofCapital 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 29th day of February, 2016.

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Piper Niemann

Printed Notary Name

My commission expires: 03-10-19

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY