BILL GARRETT, Davidson County
Trans:T20160019630 DEEDWARR
Recvd: 03/10/16 09:37 2 pgs
Fees:13.00 Taxes:259.00
20160310-0022923

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167233

WARRANTY DEED

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2016.

NOTARY PUBLIC

My commission expires: 11-5-19

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
James Roy Criswell 301 Greene Valley Blvd Franklin Tn 37064	Same address as new owner	043-14-0-184.00

FOR AND IN CONSIDERATION of the sum of Seventy Thousand and 00/100 Dollars ($70,000.00), 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, **JAMES ROY CRISWELL**, hereinafter called the Grantee(s), his 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 part of Lot No. 24 on the unrecorded Map of Margaret L. Dickenson's Subdivision and described according to a survey by Bob Cummings, Land Surveyor, dated June 14, 1976, as follows:

Beginning at a point in the easterly margin of Lanier Drive at an iron pin being the common corner of Lot Nos. 23 and 24 (corner to Winsett Property); thence with the margin of said drive, South 30 deg. 15' West 45 feet to a rock retaining wall; thence leaving said margin of said drive South 70 deg. 6' East 142.48 feet to an iron pin; thence South 3 deg. 59' West 53.95 feet to an iron pin in the southerly line of Lot No. 24; thence with said southerly line South 86 deg. 01' East 102 feet to a concrete monument, being the Southeast corner of Lot No. 24; thence North 6 deg. 42' East 70 feet to an iron pin, being the Northeast corner of Lot No. 24; thence North 70 deg. 6' West 231.36 feet to an iron pin, being the point of beginning.

Being the same property conveyed to Capital Invest, LLC, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated 2/18/2016, recorded 3/2/2016, of record in Instrument No. 20160302-0019916, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Eric Lillard, a married man, by Warranty Deed from William M. Bell, a married man and Connie L. Reguli, dated

12/31/2002, recorded 1/6/2003, of record in Instrument No. 20030106-0001567, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 245B Lanier Drive, Madison, TN 37115, 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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of March, 2016.

Capital Invest LLC

Aziz Ashurov, Managing Member

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 7th day of March, 2016.

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-5-19