BILL GARRETT, Davidson County
Trans:T20160032594 DEEDWARR
Recvd: 04/20/16 15:21 2 pgs
Fees:13.00 Taxes:599.40

20160420-0038487

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

Subscribed and sworn to before me, this 19th day of April, 2016.

Notary Public
My commission expires: 8-23-2016

10-1603-103003

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Katy Burkholder	Mortgage Investors Group	172-12-0-D-317.00-CO
7219 Althorp Way, L-7	8320 E. Walker Springs Ln. #200	
Nashville TN 37211	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Michael Capozzoli**, **A Single Person** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Katy Burkholder**, **An Unmarried Woman** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. L-7, as established by and shown on Exhibit "B2" and "B3" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell J. McCann, Trustee by Quitclaim Deed from Megan Ezell, now Helton further conveyed to Alex S. Helton and Megan M. Helton, husband and wife by Quitclaim Deed from Russell J. McCann, Trustee, dated July 12, 2011, recorded August 15, 2011, of record in Instrument No. 20110815-0062798, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Christopher Michael Capozzoli, an unmarried man by deed from Alex S. Helton and wife, Megan M. Helton, dated December 9, 2014, recorded December 12, 2014, of record in Instrument No. 20141212-0113842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7219 Althorp Way, L-7, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 19th day of April, 2016.

Christopher Michael Capozzoli

STATE OF TENNESSEE
COUNTY OF ~~MAURY~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christopher Michael Capozzoli** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 19 day of April, 2016.

State of Tennessee at Large

My Commission expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019