WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 25th day of April, 2016

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chris Capitani	New Owner	14801017800
3305 Hickory Run		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Waltice Scott Pickens, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chris Capitani, unmarried** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 401 on the Plan of Hillbrook, Section 6, as of record in Book 4175, Page 7, Register's Office for said County, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Waltice Scott Pickens, unmarried from J. Bruce Adams and wife, Doris M. Adams by Warranty Deed on May 2, 1994, of record in Book 9333, Page 573, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, Page 7, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4213, Page 155, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4368, Page 17, Register's Office for Davidson County, Tennessee.

This is improved property known as: **286 Le Bon Road, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 05/04/16 12:52 2 pgs
Fees:13.00 Taxes:370.00
20160504-0044045

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 April 25, 2016.

Waltice Scott Pickens by Peggy Lawrence as Attorney in Fact

Waltice Scott Pickens by Peggy Lawrence as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared PEGGY LAWRENCE, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for WALTICE SCOTT PICKENS, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name WALTICE SCOTT PICKENS, the bargainor(s), by the said PEGGY LAWRENCE, as Attorney-in-Fact.

WITNESS my hand and seal, this 25th day of April 2016.

NOTARY PUBLIC My Commission Expires: 8/5/18

ANDREW M. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.