WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Capital Invest, LLC	Capital Invest, LLC	093-15-0-31800
(NAME)	(NAME)	
728 Crestmark Drive	728 Crestmark Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/19/16 14:25 3 pgs
Fees:18.00 Taxes:303.40
20160519-0050362

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tim Forsman, a** Single **man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Capital Invest, LLC, a limited liability company**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Instrument No. 200405200059605, and being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 5, in The Nashville University Plan of Lots of Record in Book "U", Page 212, described as follows: Beginning on the Western margin of Market Street at John Thompson's Northwest Corner, running thence Eastwardly with said Thompson's North line 90 feet, more or less; to the dividing alley between Market and Lafayette Streets; thence Northwardly with said alley 30 feet, more or less, to Bowers Alley; thence along said last mentioned alley, Westwardly 90 feet to Market Street; and thence Southwardly with said Street, 30 feet to the Place of Beginning.

Being the same property conveyed to Tim Forsman by Quit Claim Deed dated 07/29/2009 from Ronnie Ballentine Sr. of record in Instrument 200908170077120, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 1008 2nd S Avenue S, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 11 day of May, 2016.

Tim Forsman

State of Oklahoma
County of Tulsa

Personally appeared before me Tim Forsman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2016.

Notary Public 09004881
My Commission Expires: 6-10-17

CHRISTINE BECKER
Notary Public
State of Oklahoma
Commission #09004881
Expires: June 10, 2017

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

