THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville. TN 37203

BILL GARRETT, Davidson County
Trans:T20160042893 DEEDWARR
Recvd: 05/23/16 09:48 2 pgs
Fees:13.00 Taxes:1109.63

20160523-0051135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Richmond	new owner	
1634 10th Avenue North		081-12-0-155.00
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Capovolto, LLC, a Kentucky Limited Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Taylor Richmond,** single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1:

Being Lot No. 219 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract No. 2:

Being Lot No. 220 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete ad accurate description.

Included in the above description property but EXCLUDED herefrom is the following property conveyed to the State of Tennessee for Highway purposes described as follows:

Beginning at the apparent common corner of Lots 219 and 220 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said common corner being located by survey South 47 degrees 30' 29" East 50 feet along the Westerly margin of an alley from its intersection with the Southerly margin of Jane Street; thence long the apparent common line between said Lots Nos. 219 and 220, being the Northerly property line of the Grantor and the Southerly line of the tract of land conveyed by deed of record in Book 2927, Page 16, Register's Office for Davidson County, Tennessee, South 42 degrees 33' 42" West 65.38 feet to a point; thence South 11 degrees 57' 51" West 98.24 feet to a point on the Easterly margin of 10th Avenue, said point being the apparent common corner of said Lots 220 and 221 on the aforesaid subdivision; thence along the apparent common line between said Lots 220 and 221, being the South line of the property of the Grantor and North line of that tract of land conveyed by deed of record in Book 695, Page 142, Register's Office for Davidson County, Tennessee, North 42 degrees 33' 42" East 150 feet to a point on the Westerly margin of an alley; thence along the Westerly margin of said alley and the Easterly boundary of said Lot 220, North 47 degrees 30' 29" West 50 feet to the point of beginning.

Being the same property conveyed to Capovolto LLC, a Kentucky Limited Liability Company by Warranty deed from Bill Moon, unmarried of record in Instrument No. 20151120-0117910 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 20, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1634 10th Avenue North, Nashville, TN 37208.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 Grantor's hand this the 18 day of May, 2016.

Capovolto, LLC

BY: Jane C Gibson
Jane C. Gibson, Member

Jane C Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Jane Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Capovolto, LLC, the within named bargainor, a limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as such Member.

Witness my hand and official seal this the 18 day of May, 2016.

Lauren Blankenship

Notary Public

My Commission Expires: 5-28-17

LAUREN BLANKENSHIP
NOTARY PUBLIC
KENTUCKY, STATE AT LARGE
MY COMMISSION EXPIRES 05-28-2017