BILL GARRETT, Davidson County
Trans:T20160046401 DEEDWARR
Recvd: 06/02/16 10:06 2 pgs
Fees:13.00 Taxes:2867.50
20160602-0055478

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Cody Hodgson
1006 Lawrence Ave
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash

MAP 105
GROUP 13 0
PARCEL 164.000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Capital Journey, LLC, a Tennessee Limited Liability Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cody Hodgson, a single person**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the plan of the McAllister Property as of record in Plat Book 421, Page 10, Register's Office for said County, and described according to a survey of Barge, Waggoner & Sumner, Engineers, dated January 5, 1971, as follows:

Beginning at an iron pin in the northerly margin of Lawrence Avenue, 145.4 feet west of 10th Avenue South; thence with the margin of Lawrence Avenue, North 84 degrees 57 minutes West, 50 feet to an iron pin; thence North 2 degrees 38 minutes East, 150 feet to an iron pin in the southerly margin of an alley; thence with the same, South 84 degrees 57 minutes East, 50 feet to an iron pin; thence South 2 degrees 38 minutes West, 150 feet to the point of beginning.

Being the same property conveyed to Capital Journey, LLC, a Tennessee Limited Liability Corporation by deed from LES LAZARUS, AN UNMARRIED MAN dated October 9, 2015 and recorded in Instrument No. 20151008-0102918 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 421, page 10, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1006 Lawrence Ave, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cody Hodgson, a single person, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise

herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 31st day of May, 2016.

Capital Journey, LLC, a Tennessee Limited Liability Corporation

Chief Manager

By: James Roberts, as Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared James Roberts, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Chief Manager of Capital Journey, LLC, a Tennessee Limited Liability Corporation, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 31st day of May, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $775,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY