WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053175 DEEDWARR
Recvd: 06/22/16 12:38 2 pgs
Fees:13.00 Taxes:525.40
20160622-0063614

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Brendan Arnold	Brendan Arnold	108-16-O-342.00
(NAME)	(NAME)	
919 Hammack Drive	919 Hammack Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,* hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brendan Arnold and Jessica Arnold, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: * Capital Invest, LLC

Land in Davidson County, Tennessee, being all of Lot No. 170-B, Zone Lot Division of Lots 164-171 on the Plan of Percy Priest Woods, Section IV, of record in Plat Book 6250, Page 901, Amended in Plat Book 6250, Page 356, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Capital Invest, LLC by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee, dated 04/04/2016, recorded 04/14/2016 of record in Instrument No. 20160414-0035776, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6250, Page 901, Amended in Plat Book 6250, Page 356, in the Register's Office for Davidson County, Tennessee; and (2) Covenants, conditions, easements and restrictions of record in Book 5984, Page 865, Amended Restrictive Covenants of record in Book 6020, Page 270, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

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 919 Hammack Drive, Nashville, TN 37214
(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 20th day of June, 2016.

Capital Invest, LLC

By: _____
Aziz Ashurov, Sole Member

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Aziz Ashurov with whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member of Capital Invest, LLC the within named bargainer, a corporation, and that, he as such Sole Member, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Sole Member.

Witness my hand and Official seal this 20th day of June, 2016.

_____
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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