WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065793 DEEDWARR
Recvd: 08/01/16 10:34 2 pgs
Fees:13.00 Taxes:628.63
20160801-0078919

O-VRES-16-216-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-4-2017 (AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Janette E. Reese and Lisa K. Taylor	Franklin American Mortgage Company	
(NAME)	(NAME)	**043-05-0-180.00**
216 Garner Avenue	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2825	Franklin, Tennessee 37067	
(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 consideration, the receipt of which is hereby acknowledged, **CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANETTE E. REESE, UNMARRIED AND LISA K. TAYLOR, UNMARRIED, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Overlook Estates, Block "B" of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 50 feet on the Southerly margin of Garner Avenue and extends back 143.3 feet on the Easterly line and 142.8 feet on the Westerly line to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Capital Invest, LLC by Substitute Trustee's deed from Brock & Scott, PLLC, Trustee of record in Instrument No. 20160414-0035777 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on April 14, 2016.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement of record in Book 4822, Page 761, in the Register's Office for Davidson County, Tennessee;
- Declaration of Covenants and Restrictions set out in the Supplement to the Second Deed of Trust of record in Instrument No. 20080805-0080625, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Garner Avenue , Madison, Tennessee 37115-2825**.

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), their heirs and 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), 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 my/our hand(s) this the 27th DAY OF JULY, 2016.

Capital Invest, LLC, a Tennessee limited liability company

Aziz Ashurov, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AZIZ ASHUROV, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212