WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068210 DEEDWARR
Recvd: 08/08/16 10:33 2 pgs
Fees:13.00 Taxes:444.00
20160808-0082010

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$120,000.00

Michael Harrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF August 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 108
Kiarra Walden	Embrace Home Loans Inc	GROUP 03 0
1012 Patio Drive	25 Enterprise Center	PARCEL 159.00
Nashville, Tennessee 37214	Newport, Rhode Island 02842	

For and in 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, we,

Capital Journey, LLC, A Tennessee Limidit Liability Company

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kiarra Walden, a 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 114B ON THE PLAN OF PATIO VILLA ZONE LOT DIVISION, SECTION SIX, AS OF RECORD IN PLAT BOOK 6250, PAGES 570 AND 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Capital Journey, LLC by deed from J. Phillip Jones, Substitute Trustee, dated March 31, 2016, of record in Instrument No 20160420-0038172, Register's Office for said County.

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) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1012 Patio Drive, Nashville, Tennessee 37214**.

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 my hand and official seal at office this 1st day of August, 2016.

James Roberts, Chief Manager

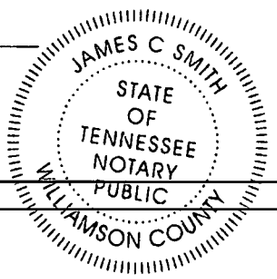
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came James Roberts, Chief Manager with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Capital Journey, LLC respectively of Capital Journey, LLC, the within named bargainor, and Company, and that he as such appointed James Roberts, Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Company, by the James Roberts, Chief Manager, as such Chief Manager, and attesting the same of the Company, by the said James Roberts as such Chief Manager.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 1st, day of August, 2016

NOTARY PUBLIC

My commission expires: February 25, 2019



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027