WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160069812 DEEDWARR
Recvd: 08/11/16 15:45 2 pgs
Fees:13.00 Taxes:1435.60
20160811-0083852

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF AUGUST, 2016,

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 11/5/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeffrey Brent Young	Pinnacle Bank	072 13 0 347.00
(NAME)	(NAME)	
1209 Cline Ave	150 3rd Ave. S., Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Eight Thousand And No/100 Dollars ($388,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DeMarcus Capehart, having taken title as Marcus Capehart, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey Brent Young, an unmarried person**, 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision, of record in Book 843, Page 79, Register's Office of Davidson County, Tennessee.

Lot No. 18 fronts 55 feet on the easterly side of a 40 foot street down on said plan as being unnamed, now known as West Cline Avenue and runs back between lines, 217 feet 3 inches on the northerly line and 212 feet 3 inch on the southerly line to an alley in the rear on which it measures 55 feet.

Being the same property conveyed to Marcus Capehart, unmarried by Warranty Deed from Regal Homes Co. dated September 25, 2014 and recorded September 29, 2014 as instrument No. 201409290089546, in said Register's Office for Davidson County, Tennessee.

Marcus Capehart and DeMarcus Capehart referenced in this instrument are one and the same individual.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1209 Cline Ave, Nashville, TN 37206

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, has 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 our hands this 11th day of August, 2016.

DeMarcus Capehart

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named DeMarcus Capehart, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: FRN-164824SSO