WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160071956 DEEDWARR
Recvd: 08/18/16 10:46 2 pgs
Fees: 13.00 Taxes: 469.90
20160818-0086309

EVA R. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Rachel Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2016.

Eva R. Freeman
Notary Public

MY COMMISSION EXPIRES: 10/17/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin Scala	F & M	108 12 0 014.00
(NAME)	(NAME)	
3228 Lakeford Drive	10 Cadillac Dr. Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Seven Thousand And No/100 Dollars ($127,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Capital Invest, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin Scala,** Single man, 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:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Being all of Lot No. 34A, Zone Lot Division Section III, of East Lake Subdivision, as shown by plat and survey of record in Plat Book 5200, Page 678, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jureen Solano Hendrickson, a single person by Warranty Deed from Peggy Gail Collins Best, Married dated March 10, 1999 and recorded April 12, 1999 in Book 11429, Page 37, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Capital Invest, LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee dated March 18, 2016 and recorded April 14, 2016 as Instrument No. 201604140035779, pursuant to a foreclosed Deed of Trust dated February 22, 2008 and recorded March 10, 2008 as Instrument No. 200803100023701 by Jureen Solano Hendrickson, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-164993SSO

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.

unimproved ☐
This is improved ☒ property, known as 3228 Lakeford Drive, Nashville, TN 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, 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 15th day of August, 2016.

Capital Invest,LLC
BY: _____
Aziz Ashurov or William Sugg
Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Sugg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Capital Invest, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2016.

_____
Notary Public

My Commission Expires: 3-19-17

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-164993SSO

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. EL6-5168