THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 322,500.00. Kayla C. Counts Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2016. Notary Public MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160073316 DEEDWARR
Recvd: 08/23/16 08:50 2 pgs
Fees:13.00 Taxes:1193.25
20160823-0087872

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla C. Counts and Donald L. Counts, III	new owner	
928 North 5th Street		08203049000
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Capovolto, LLC, a Kentucky Limited Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kayla C. Counts and husband, Donald L. Counts, III,**

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 the Easterly 130 feet of Lot No. 15, and the Easterly 130 feet of the Northerly 3 feet of Lot No. 16, on the plan of Sharpe and Crutcher's Addition, as shown by plat of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said parts of said lots adjoin and front together 47 feet on the Westerly side of North 5th street and run back between parallel lines along the Southerly margin of Bayard Avenue 130 feet to a dead line.

Being the same property conveyed to Capovolto, LLC, a Kentucky Limited Liability Company by Warranty deed from Amber Roberts, unmarried of record in Instrument No. 20160128-0008364 Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on January 28, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as ~~**928 North 5th Street, Nashville, TN 37207.**~~

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 Grantor's hand this the 17th day of August, 2016.

Capovolto, LLC

BY: Jane C Gibson
Jane C. Gibson, Member

STATE OF Kentucky)
COUNTY OF Warren)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Jane Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Capovolto, LLC, the within named bargainor, a limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as such Member.

Witness my hand and official seal this the 17th day of August, 2016.

Tracy D Blankenship
Notary Public

My Commission Expires: 07/13/2020

TRACY D. BLANKENSHIP
NOTARY PUBLIC
Kentucky, State at Large
My Commission Expires 07-13-2020

