BILL GARRETT, Davidson County
Trans:T20160086713 DEEDWARR
Recvd: 10/03/16 12:15 2 pgs
Fees:13.00 Taxes:403.76
20161003-0103961

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Wanda Williams
613 McCarley Ave
Nashville, Tennessee

SEND TAX BILL TO:
Owner

MORTGAGEE
N/A

MAP 052
GROUP 02 0
PARCEL 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Capital Journey, LLC., a Tennessee Limited Liability CompanyLLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Wanda Williams**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 and the westerly one-half of Lot 31 of Block "F", on the revised Plan of Rainbow Terrace Subdivision, a plat of which is of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 and part of Lot No. 31 front together 75 feet on the northerly side of McCarley Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Capital Journey, LLC., a Tennessee Limited Liability Company by deed from Shapiro & Ingle LLP dated July 14, 2016 and recorded in Instrument no. 20160817-0085701 said Register's Office.

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) Matters shown on the Plan of record in Plat Book 1130, page 85, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 613 McCarley Ave, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wanda Williams, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 23rd day of September, 2016.

Capital Journey, LLC., a Tennessee Limited Liability Company

By: James Roberts, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Manager** of **Capital Journey, LLC., a Tennessee Limited Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 23rd day of September, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $109,125.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of September, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY