WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

P-BR-16-5139-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chip Carlton	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**098-05-0-165.00**
5139 Hunters Point Lane	**6100 TOWER CIRCLE**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-3222	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAPITAL INVEST, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHIP CARLTON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46-B on the Plan of Zone Lot Division, Lots 10, 11, 24, 46 & 47 Hunter's Point Subdivision of record in Plat Book 5200, Page 736, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Capital Invest, LLC by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited liability company of record in Instrument No. 20160414-0035778 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on April 14, 2016.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6250, Page 274, as amended in Plat Book 5200, Page 736;
- Restrictions of record in Book 6279, Page 741;
- Restrictions set out in Deeds of record in Book 3814, Page 592 and Book 3897, Page 925, as amended in Book 6207, Page 609;
- Notes and Restrictions shown in Zone Lot Division Plat of record in Book 8250, Page 396;
- HOA Charter of record in Book 6256, Page 293, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5139 Hunters Point Lane, Hermitage, Tennessee 37076-3222**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160105247 DEEDWARR
Recvd: 11/30/16 10:05 2 pgs
Fees:13.00 Taxes:458.80
20161130-0125559

Witness my/our hand(s) this the 23rd DAY OF NOVEMBER, 2016.

Capital Invest, LLC

BY: _____
Aziz Ashurov
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aziz Ashurov, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Capital Invest, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of November, 2016.

_____
Notary Public

My Commission Expires: 8/20/19

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212