WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009744 DEEDWARR
Recvd: 02/02/17 08:55 2 pgs
Fees:13.00 Taxes:370.00
20170202-0011057

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27th DAY OF January, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 071
Capital Journey LLC	Same	GROUP 11 0
301 S Perimeter Park Dr Ste 100		PARCEL 018.00
Nashville, Tennessee 37211		

For and in 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, we,

Dorothy A Donald, an unmarried woman,

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Capital Journey, LLC, a Tennessee Limited Liability Company

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(s) 24, as shown on the map entitled Resubdivision of I.D. Luton's Addition, of record in Plat Book 974, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DOROTHY A. DONALD, AN UNMARRIED WOMAN, by deed of record as Instrument No. 20150608-0053366, said Register's Office.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1605 Luton Street, Nashville, Tennessee 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 my hand and official seal at office this 27th day of January, 2017.

Dorothy A Donald By:
Wendell Eugene Donald Attorney in fact
Wendell Eugene Donald, as attorney-in-fact

STATE OF Tennessee
COUNTY OF Williamson

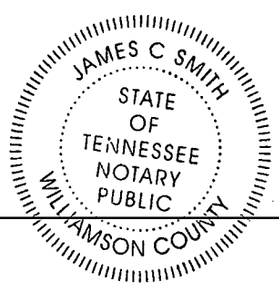
On this 27th, day of January, 2017, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Wendell Eugene Donald, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Dorothy A. Donald, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Dorothy A. Donald.

Power of Attorney recorded in Instrument No. 20150601-0050675 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 27th day of January, 2017.

My Commission Expires: 2-25-19

NOTARY PUBLIC James C Smith



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027