WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009771 DEEDWARR
Recvd: 02/02/17 09:09 2 pgs
Fees:13.00 Taxes:695.60

20170202-0011093

O-AR-16-803-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(AFFIX SEAL)

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)
Team 9 Real Estate Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**082-07-0-453.00**
509 Lentz Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TEAM 9 REAL ESTATE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 32 on the Plan of Miller's Addition to Edgefield, now East Nashville of record in Plat Book 57, Page 133, 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 Princess M. Jaeger by Warranty deed from Pluto Properties, LLC and a Tennessee limited liability company of record in Instrument No. 20050602-0062637 Register's Office for Davidson County, Tennessee, dated May 26, 2005 and recorded on June 2, 2005. (Value of consideration shown in aforementioned deed $76,200.00.)

Being the same property conveyed to Capital Investment, LLC by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee of record in Instrument No. 20160831-0091621 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on August 31, 2016. (Value of consideration shown in aforementioned deed $162,600.00.)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **803 North 5th 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 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.

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2017.

Capital Invest, LLC

BY:_____
Aziz Ashurov, Member

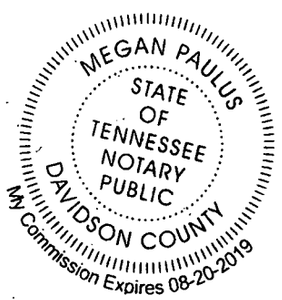
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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/herself to be the Member of Capital Invest, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of January, 2017.

_____
Notary Public

My Commission Expires: 8/20/19



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