BILL GARRETT, Davidson County
Trans:T20170009984 DEEDWARR
Recvd: 02/02/17 11:48 2 pgs
Fees:13.00 Taxes:610.50
20170202-0011344

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

ADDRESS NEW OWNER:
Ismael M. Cruz
229 Joann Court
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MAP 162
GROUP 06 0
PARCEL 139.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Capital Journey, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ismael M. Cruz and Maria Isabel Quintero Govea, husband and wife,** hereinafter called the "GRANTEES", their 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(S) 93, AS SHOWN ON THE MAP ENTITLED FAIR OAKS SUBDIVISION, SECTION 2, OF RECORD IN PLAT BOOK 4460, PAGE(S) 52, 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 Capital Journey, LLC, a Tennessee Limited Liability Company by deed from James Roberts dated August 21, 2015 and recorded in Instrument no. 20150821-0084730 said Register's Office.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 4460, page 52, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 229 Joann Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ismael M. Cruz and Maria Isabel Quintero Govea, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 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 our hands this the 31st day of January, 2017.

Capital Journey, LLC, a Tennessee Limited Liability Company

By: James Roberts, as Chief Member

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts, as Chief Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Member** 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 31st day of January, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

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 $165,000.00.

Ismael M cruz
AFFIANT

Subscribed and sworn to before me on this 27th day of January, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY