STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7652D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170023778 DEEDWARR
Recvd: 03/21/17 09:48 2 pgs
Fees:13.00 Taxes:166.50
20170321-0027334

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Capa LLC (NAME)	Same (NAME)	043-13-0A-055 CO
323 Forest Park Road Apt 5-7 (STREET ADDRESS)	PO Box 1104 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Irma Mendoza , ~~Unmarried~~,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Capa LLC**, 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:

Being Apartment Unit No. 5-7 of ROBIN HOOD CONDOMINIUMS created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc. of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.
BEING the same property conveyed to Irma Mendoza from E.W. Wilkerson, by Warranty Deed dated February 23, 1998, in Book 10809, Page 504, in the Register's Office for Davidson County, Tennessee.

Irma Mendoza and Irma V. Veith is one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 124, Register's Office for Davidson County, Tennessee.
3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of Robin Hood Condominiums and recorded in Book 5388, Page 524, Book 6569, Page 149, and in Book 11399, page 660, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 5383, page 314, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer/storm drainage as recorded in Book 3436, page 486, Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 323 Forest Park Road Apt 5-7, Madison, TN 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 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. Whenever 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 17th day of March, 2017.

Irma Mendoza nka Irma V. Veith — March 17, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Irma Mendoza, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of March, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066