BILL GARRETT, Davidson County
Trans:T20170026426 DEEDWARR
Recvd: 03/29/17 11:59 2 pgs
Fees:13.00 Taxes:499.50
20170329-0030529

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

ADDRESS NEW OWNER:
Julie A. Luevano
8961 Summer Crest Dr
Sandy, UT 84093

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 043
GROUP 11 0
PARCEL 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "", 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 , hereinafter called the **Julie A. Luevano, unmarried**, , a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot Number 84, on the unrecorded Plan of Tracts 1 and 13, of the Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and said Lot of said unrecorded Plan being described according to a survey made by Anderson and Gee Surveyors, August 4, 1946, as follows:

Being at a point on the Easterly side of McArthur Drive, said point being the common corner of Lots Number 83 and 84, and said point being located 207.33 feet South of a monument on the Southeast corner of Dupont Avenue and McArthur Drive; thence Easterly with the dividing line between Lot Numbers 17, 18 83, and 84; thence Southerly with the dividing line between Lot Numbers 17 and 84, 50 feet to a point, said point being the common corner of 16, 17, 84 and 85; thence Westerly with the dividing line between Lots Number 84 and 85, 150 feet to a point on the McArthur Drive, 50 feet to the point of beginning.

Being the same property conveyed to Capital Journey, LLC a Tennessee limited liability company by deed from Andy Regg dated July 16, 2014 and recorded in Instrument no. 20140716-0062774 said Register's Office.

Said property is transferred subject to the following matters:

This is improved property known as 122 McArthur Drive, Madison, Tennessee 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, **Julie A. Luevano, unmarried**, forever, and, GRANTOR does covenant with the said 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, **Julie A. Luevano, unmarried**, against the lawful claims of all persons whomsoever. Wherever used, the

WITNESS our hands this the 27th day of March, 2017.

Capital Journey, LLC a Tennessee limited liability company

By: James Roberts, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be 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 27th day of March, 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 $135,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY