WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030656 DEEDWARR
Recvd: 04/11/17 15:36 2 pgs
Fees:13.00 Taxes:1063.75
20170411-0035490

O-AR-17-1210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21 (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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)
Rafael Barragan, Jr.	**Movement Mortgage**	
(NAME)	(NAME)	
1210 Stockell Street	**841 Seahawk Circle**	**071-15-0-353.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Virginia Beach, VA 23452.**	
(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 LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAFAEL BARRAGAN, JR., A SINGLE MAN,** 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. 89 on the Plan of Benedict Land Company's First Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, 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 Capital Invest, LLC by Trustee's Deed from Wilson & Associates, PLLC of record in Instrument No. 20161104-0116991 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on November 04, 2016.

This conveyance is subject to:

- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 455, Page 427 and Book 2485, Page 371, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1210 Stockell 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 10th DAY OF APRIL, 2017.

Capital Invest, LLC

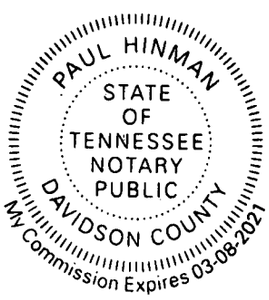
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of CAPITAL INVEST, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 10th of April, 2017.

_____
Notary Public
My Commission Expires: 3/8/21
(SEAL)



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