WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035888 DEEDWARR
Recvd: 04/28/17 09:33 2 pgs
Fees:13.00 Taxes:481.00
20170428-0041790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS April 26 day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/4/19

KATHERINE ANN COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nashville Flipped, LLC	Nashville Flipped, LLC	006 00 0 029.00
(NAME)	(NAME)	
2024 Old Baker Road	1500 Ordway Place	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-9035	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars ($130,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Capovolto, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nashville Flipped, 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:

Beginning at a point 127.57 feet measured South 42 deg. 15 min. West from a point in the center line of the main tract of the Evansville Division, formerly the Henderson Division of the railroad of the Louisville and Nashville Railroad Company at Valuation Station 467 + 40, which point is 780 feet measured southeastwardly along said center line of main tract from mile post 185 from Louisville, Kentucky, said point also being in the southwest line of a county road, said point also being in the northeast corner of Louisville and Nashville Railroad Company's section house lot; thence South 42 deg. 15 min. West a distance of 266.5 feet to a point in the southeast corner of said lot; thence North 46 deg. 45 min. West a distance of 561.5 feet to a point in the southwest corner of said lot; thence North 41 deg. 15 min. East a distance of 228.5 feet to a point in the northwest corner of said lot, said point also being in the southwest line of county road; thence South 50 deg. 25 min. East along said southwest line of county road a distance of 563 feet to the point of beginning, containing 3.19 acres, more or less.

Being the same lands conveyed to Capovolto, LLC from Lynnell Mitchell-Peters nka Lynnell Mitchell, a single person by Warranty Deed dated September 8, 2016 and recorded September 9, 2016 as Instrument No. 20160909-0095032, in said Register's Office for Davidson County, Tennessee.

Further known as: 2024 Old Baker Road, Goodlettsville, TN 37072-9035

File Number: 1703-0098

Parcel Id(s): 006 00 0 029.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2024 Old Baker Road, Goodlettsville, TN 37072-9035

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, has 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. 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 24th day of April, 2017

Capovolto, LLC

BY: Jane Gibson

Jane Gibson
Member

STATE OF Kentucky

COUNTY OF Warren

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Jane Gibson, Memeber, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged herself to be a Member of Capovolto, LLC, the bargainor, and that **she, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by herself as such Member.**

Witness my hand and official seal April 24, 2017

Tracy D Blankenship

Notary Public

My Commission Expires: 07/13/2020

(SEAL)

TRACY D. BLANKENSHIP NOTARY PUBLIC STATE AT LARGE, KY

TRACY D. BLANKENSHIP
NOTARY PUBLIC
Kentucky, State at Large
My Commission Expires 07-13-2020

File Number: 1703-0098