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

BILL GARRETT, Davidson County
Trans: T20170039466 DEEDWARR
Recvd: 05/09/17 12:40 2 pgs
Fees: 13.00 Taxes: 510.60
20170509-0046022

ADDRESS NEW OWNER:
Crystal Martin
1605 Luton St
Nashville, Tennessee 37207

SEND TAX BILL TO:
Owner

MORTGAGEE
Crystal Martin
2901 Greentree Dr.
Smyrna, TN 37167

MAP 071
GROUP 11 0
PARCEL 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", 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 **Crystal A. Martin, unmarried**, hereinafter called the "GRANTEE", her 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) 24, as shown on the map entitled Resubdivision of I.D. Luton's Addition, of record in Plat Book 974, page 55, 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 Dorothy A. Donald, of record in Instrument No 20170202-0011057, Register's Office for said County, dated January 27, 2017, and Recorded on February 2, 2017

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 974, page 55, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1605 Luton St, 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 Crystal A. Martin, unmarried, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 5th day of May, 2017.

Capital Journey, LLC, A Tennessee limited liability company

By: James Roberts, Manager

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 **Manager** 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 5th day of May, 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 $138,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of May, 2017.

Kelly Dorsey
NOTARY PUBLIC
My Commission Expires: 5-20-17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY