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

BILL GARRETT, Davidson County
Trans:T20170044514 DEEDWARR
Recvd: 05/25/17 10:33 2 pgs
Fees:13.00 Taxes:954.60
20170525-0052078

ADDRESS NEW OWNER:
Lora Minton
113 Bart Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 162
GROUP 02 0
PARCEL 091.00

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 **Lora Minton, a single woman**, 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 No. 88 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 88 fronts 105.82 feet on the southerly side of Bart Drive and runs back 110 feet on the easterly line and 170.6 feet on the westerly line to a dead line measuring 97.56 feet thereon.

Being the same property conveyed to Capital Journey LLC by deed from Les Lazarus, of record in Instrument No 20161011-0107151, Register's Office for said County, dated October 7, 2016, and Recorded on October 11, 2016.

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 3700, page 135, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 113 Bart Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lora Minton, a single woman, 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 22nd 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 22nd 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 $258,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of May, 2017.

NOTARY PUBLIC
My Commission Expires:_____

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021