6

WARRANTY DEED

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Teresa L Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Capital Invest, LLC	Capital Invest, LLC	158040A07900CO
(NAME)	(NAME)	
728 Crestmark Drive	728 Crestmark Drive	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joel Wesley Hemphill Jr. and wife and Sue Ann Hemphill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Capital Invest, 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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Otter Wood, Section Two, Revised, as of record in Book 6900, Page 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joel Wesley Hemphill Jr., and wife, Sue Ann Hemphill by deed dated February 1, 2006 from Brad Whitfield, unmarried of record in Instrument No. 20060202-0012944, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 20 Annandale, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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.

BILL GARRETT, Davidson County
Trans:T20170047018 DEEDWARR
Recvd: 06/02/17 14:16 2 pgs
Fees:13.00 Taxes:370.00
20170602-0055287

Witness my/our hands this 31st day of May, 2017.

Joel Wesley Hemphill Jr.

Sue Ann Hemphill

State of Tennessee
County of Davidson

Personally appeared before me Joel Wesley Hemphill Jr. and Sue Ann Hemphill, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 17-Capital