BILL GARRETT, Davidson County
Trans:T20170053813 DEEDWARR
Recvd: 06/23/17 09:10 2 pgs
Fees:13.00 Taxes:421.80
20170623-0063212

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

ADDRESS NEW OWNER:
Kavrin Mohamad-Ali
815 Ashlawn Place
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~Owner~~ MORTGAGEE

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Lane,#200
Knoxville, TN 37923

MAP 161
GROUP 05 0A
PARCEL 036.00 CO

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 Liabilty Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kavrin Mohamad-Ali**, hereinafter called the "GRANTEE", his 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 Unit No. B-15 as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Capital Journey LLC, a Tennessee Limited Liability Company by deed from Les Lazarus, of record in Instrument No 20170227-0019140, Register's Office for said County, dated February 23, 2017, and Recorded on February 27, 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 6607, page 596, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 815 Ashlawn Place, Unit B-15, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kavrin Mohamad-Ali, his 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, his 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 20th day of June, 2017.

Capital Journey LLC, a Tennessee Limited Liabilty Company

By: James Roberts, Member

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 Member of **Capital Journey LLC, a Tennessee Limited Liabilty 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 20th day of June, 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 $114,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of June, 2017.

NOTARY PUBLIC
My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON