

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $213,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of July, 2017.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20170059181 DEEDWARR
Recvd: 07/11/17 11:00 2 pgs
Fees: 13.00 Taxes: 788.10

20170711-0069615

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cool Springs Holdings, LLC	SAME AS NEW OWNER	06107008200
(NAME)	(NAME)	
625 Bakers Bridge Ave #105		
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		

Warranty Deed

For and in Consideration of the sum of $213,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Capital Journey, LLC, a Tennessee limited liability company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cool Springs Holdings, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of King's Subdivision, Section No. 1, of record in Plat Book 1130, page 94, Register's Office for Davidson County, Tennessee.

Being the same property covnveyed to Capital Journey, LLC, a Tennessee limited liability company by deed from Eric Sox, a married man and George Brandt, a married man, dated May 22, 2017, of record in Instrument No. 20170524-0051675, said Register's Office.

This property is __unimproved _X_improved property known as: 1112 Richmond Drive, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of July, 2017.

Capital Journey, LLC

BY: _____
James Roberts, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, 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 such person to be Member of Capital Journey, LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Capital Journey, LLC as Member.

Witness my hand and official seal, at office, on this the 7th day of July, 2017.

_____
Notary Public
My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122