RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178994

2 mail to.

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061645 DEEDWARR
Recvd: 07/19/17 10:05 2 pgs
Fees:13.00 Taxes:1036.00
20170719-0072655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADAM CAPPS AND KATHERINE CAPPS 1300 Howard Avenue Nashville, TN 37216	New owner	072 0226.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HOLLY BARNETT BANKSTON AND HUSBAND, JOHN BANKSTON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ADAM CAPPS AND KATHERINE CAPPS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract 1:

Being part of Lot No. 149 on the Map of Inglewood Place, as of record in Book 332, page 101, of Register's Office Davidson County, Tennessee, described as follows: Said Lot No. 149 fronts 15 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line. Said 15 feet begins on Howard Avenue 50 East of the northwest corner of Lot No. 149 and adjoins the property conveyed to Geo. A. Karsch Jr. and wife Adirene M. Karsch by R. Loyd Scobey and wife, of record in Register's Office for Davidson County, Tennessee, Book 641, page 62.

Tract 2:

Being the westerly one-half of Lot No. 149 on the Map of Inglewood Place, as of record in Book 332, page 101, of the Register's Office for said County. Said part of said Lot No. 149 fronts 50 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Holly Barnett, also known as Holly Barnett Bankston and husband, John Bankston, by Warranty Deed from Richard Doughty and wife, Elizabeth Doughty, dated 1/25/2007, recorded 2/9/2007, of record in Instrument #20070209-0017104, in the

Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1300 Howard Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of July, 2017.

JOHN BANKSTON
Holly Barnett Bankston by JB
Attorney - In Fact
HOLLY BARNETT BANKSTON BY JOHN BANKSTON, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Bankston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of July, 2017.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 7-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Bankston, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Holly Barnett Bankston and acknowledged that he executed the same as the free act and deed of the said Holly Barnett Bankston.

WITNESS my hand and seal, this the 12th day of July, 2017.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 7-24-2017