BILL GARRETT, Davidson County
Trans:T20170063804 DEEDWARR
Recvd: 07/25/17 15:10 2 pgs
Fees:13.00 Taxes:1535.50
20170725-0075290

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Meredith Maley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Capus Kathy Capus	SWBC Mortgage Corp.	072 14 0G 002.00
(NAME)	(NAME)	
2416B Chapel Avenue	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78216	
(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, I, **James Wilson, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Capus and Kathy Capus, husband and wife,** 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 Unit No. B on the Plan of Cottages at 2416 Chapel Avenue, a Horizontal Property Regime, as shown on Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140219-0014314, in the Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Wilson, a single man, by Warranty Deed from Javier Garrido Carrasco, unmarried, dated July 15, 2015 and recorded July 20, 2015, in Instrument No. 20150720-0070638, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the 2017 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters as shown on the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20140219-0014314, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2416B Chapel Avenue, Nashville, TN 37206
(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.

Witness my/our hands this 20th day of July, 2017.

James Wilson

State of Tennessee
County of Davidson

Personally appeared before me James Wilson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2017.

Notary Public
My Commission Expires: 12/28/19

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File No.: 20171547