Davidson County	DEEDWARR
Recvd: 08/07/17 10:35	3 pgs
Fees:18.00 Taxes:1676.10	
20170807-0080376	

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $453,000.00

Monique Villa Capra
Affiant

Subscribed and sworn to before me, this 4 day of August 2017.

Notary Public
My commission expires: 8.21.19

MITCHELL A. WARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address of New Owner:	Send Tax Bills to:	Tax Information
Monique Villa Capra 820 Redwood Drive Nashville TN 37220	New Owner	160-02-0-011.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Timothy Wayne Bolton, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Monique Villa Capra and Andrew Eugene Capra, wife and husband, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Section Two Forest Acres Subdivision of record in Book 1424 Page 17 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property to Timothy W. Bolton and Theresa L. Bolton by deed from Claude J. Hill and wife Jeanette G. Hill of record in Instrument No. 20011127-0129412 Register's Office for Davidson County, Tennessee. Theresa Lynn Bolton conveyed her interest to Timothy Wayne Bolton by deed of record in Instrument No. 20150331-0027510 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Section Two Forest Acres Subdivision of record in Plat Book 1424 Page 17 3) Easement for water pipe line of record in Book 1530 Page 377 4) Easement for operation of water tank, reservoir or water line of record in Book 1493 Page 214 and as shown on plat of record in Book

1424 Page 17 5) Book 1540 Page 426, Book 3874 Page 704, Book 3917 Page 874, Book 4424 Page 976

This property is improved property known as 820 Redwood Drive, Nashville, Tennessee 37220

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 3 day of August, 2017.

Timothy Wayne Bolton

Timothy Wayne Bolton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Wayne Bolton, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 3rd day of August, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10139

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard

Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal