Bill Garrett Davidson County
Batch# 53378 DEEDWARR
01/31/2018 10:44:10 AM 2 pgs
Fees: $13.00 Taxes: $499.13
20180131-0009765

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

ADDRESS NEW OWNER:
Deborah Martindale
512 Forest Pointe Pl
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE
Capital Bank Corporation,
12195 Metro Parkway Ste 2
Fort Myers, Florida 33966

MAP 150
GROUP 09 0B
PARCEL 512.00 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 liablilty company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Deborah Martindale, a single woman**, hereinafter called the "GRANTEE", her 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. 512, on Plan of Second Revision, Forest Pointe Condominiums, of record in Book 7900, page 281, as shown on the Second Amendment to Master Deed of Forest Pointe Condominium of record in Book 7801, page 463, amended in Book 8050, page 853 and further amended in Instrument No. 200307120097022, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Capital Journey LLC by deed from Renee Kammer, Successor Trustee, of record in Instrument No 20170919-0095769, Register's Office for said County, dated August 2, 2017, and Recorded on September 19, 2017.

This conveyance is made subject to the following:

1) 20 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 7900, page 281, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 512 Forest Pointe Pl, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Deborah Martindale, a single woman, her 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, her 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 26th day of January, 2018.

Capital Journey, LLC., a Tennessee limited liablilty company

By: James Roberts, Manager — Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **James Roberts, Manager** of **Capital Journey, LLC., a Tennessee limited liablilty 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 26th day of January, 2018.

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 $134,900.00.

Deborah Martindale
AFFIANT

Subscribed and sworn to before me on this 26th day of January, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY