WARRANTY DEED

Bill Garrett Davidson County
Batch# 74454 **DEEDWARR**
03/28/2018 02:17:27 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20180328-0029089

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $465,000.00.

Affiant

Subscribed and sworn to me on January 31, 2018

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
CAP Investment, LLC 209 Maybelle Lane Nashville, TN 37205	same as new owner	117-09-0-142.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin McGinn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto CAP Investments, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, Re-subdivision of Lot Numbers 1 & 2 on the Map of Valley Brook Place of record in Instrument No. 20161230-0137355, 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 a portion of the same property conveyed to Dakota Avenue Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from Fleming W. Smith, Jr. and Gilbert N. Smith, of record in Instrument No. 20141104-0101840, Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on November 04, 2014.

Being the same property conveyed to Kevin McGinn by Warranty Deed from Dakota Avenue Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170419-0038408, Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 19, 2017.

Subject property has not now or ever has it been the Grantor's primary residence.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Taxes for the year 2017, a lien due and payable, but not delinquent.

3. Subject to all matters shown on the Plan of record in Book 547, Page 116, Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the Plan of record as Instrument Number 20161230-0137355, Register's Office of Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, Page 947, in the Register's Office for Davidson County, Tennessee.
6. Electrical Permit of record in Book 5088, Page 36, in the Register's Office for Davidson County, Tennessee.

This property is also known as unimproved property located at 2800 Valley Brook Place, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 31st day of January, 2018.

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 31, 2018, before me personally appeared Kevin McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on January 31, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021