This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2669

Bill Garrett Davidson County
Batch# 128965 DEEDWARR
08/14/2018 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180814-0080380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Morgan Harrison
State of Tennessee
Notary Public
Davidson County

Subscribed and sworn to before me, this the 13 day of August, 2018

Notary Public
My Commission Expires: 11-08-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samir J. Alajou and Mariam F. Alajou 2709 Brunswick Drive Nashville, TN 37207	Wells Fargo 2701 Wells Fargo Way Minneapolis, MN 55467-8000	060-16-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Tucker Caton and Stacy Caton, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samir J. Alajou and Mariam F. Alajou, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot(s) 22, as shown on the map entitled Map of Capitol View Subdivision, of record as Book 974, Page 53, Register's 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 by Warranty Deed from Agustin Ambriz, married, to Tucker Caton, unmarried and Dora Caton, married, as joint tenants with the right of survivorship, as recorded on the 28th day of September, 2007, in Instrument No. 20070928-0115686, in the Register's Office of Davidson County, Tennessee. Further being conveyed by Quitclaim Deed from Tucker Caton who took title as an unmarried man, joined by his spouse Stacy Caton, and Dora Caton, a married woman joined by her spouse Richard Caton, to Tucker Caton Stacy Caton, husband and wife, as recorded on the 17th day of June, 2016 in Instrument No. 20160617-0061845, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2709 Brunswick Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2018.

GRANTOR:

Tucker Caton

Stacy Caton

Stacy Caton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tucker Caton and Stacy Caton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2018.

Amanda Vaughn

Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY