WARRANTY DEED

Bill Garrett Davidson County
Batch# 128984 **DEEDWARR**
08/14/2018 03:36:58 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20180814-0080403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2018.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0707

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Capital Invest, LLC	Owner	07110009601
(NAME)	(NAME)	
728 Crestmark Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FELICIA SCOTT THOMPSON, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAPITAL INVEST, LLC,

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 the 12th Civil District of Davidson County, Tennessee, being the southerly 50 feet of Lots Nos. 38 and 39, on the Plan of Weakley and Dobbs Subdivision of Lot No. 17, in the Brooklyn Plan as of record in Book 57, page 126, Register's Office for said County.

Said parts of said Lots Nos. 38 and 39 front 50 feet on the easterly margin of Weakley Avenue and extends back between parallel lines 100 feet to the line of Lot No. 40.

Being the same property conveyed to Edward Dwight Thompson by quitclaim deed from Allie D. Thompson of record in Instrument No. 20031016-0153535, said Register's Office, dated October 10, 2003. The said Edward Dwight Thompson died intestate on June 15, 2008, leaving his wife, Felicia Scott Thompson, as his only heir at law. See Affidavit of Heirship of record in Instrument No. 201603240027997 and Insturment No. 20160309-0022497, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 126, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 520 Weakley Avenue, Nashville, TN 37207
(House No.) (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 our hands this 8th day of August, 2018.

Felicia Scott Thompson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felicia Scott Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 2018.

My Commission Expires: 5/5/20

Notary Public

