Bill Garrett Davidson County
Batch# 130880 DEEDWARR
08/20/2018 10:53:45 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20180820-0082213

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

ADDRESS NEW OWNER:
Carlos Lozano Jaime
283 Ceadrcreek Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First National Bank of America, ISAOA
P.O. Box 980
East Lansing, Michigan 48826-0980

MAP 173
GROUP 1
PARCEL 186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Capitol Journey, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Carlos Lozano Jaime, an unmarried man and Maria Guadalupe Ayala, an unmarried woman**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 12-A, on the plan of Monte Carlo, Section IV, of record in Plat Book 6250, page 577, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Capitol Journey, LLC, a Tennessee limited liability company by deed from 1 Public Homes, LLC a Tennessee limited liability company, of record in Instrument No 20180205-0011263, Register's Office for said County, dated February 2, 2018, and Recorded on February 5, 2018.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6250, page 577, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 283 Ceadrcreek Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carlos Lozano Jaime, an unmarried man and Maria Guadalupe Ayala, an unmarried woman, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 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 the 17th day of August, 2018.

Capitol Journey, LLC, a Tennessee limited liability company

By: James Roberts, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Capitol Journey, LLC, a Tennessee limited liability 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 17th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

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 $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY