Karen Johnson Davidson County
Batch# 200168 **DEEDWARR**
02/28/2019 09:47:18 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20190228-0018167

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 25th day of February, 2019.

Dana Delworth
Notary Public

My commission expires: 7/6/20

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CAR-19-803

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Capital Invest, LLC	**New Owner**	**09206048600**
728 Crestmark Drive	**728 Crestmark Drive**	
Mt. Juliet, TN 37122	**Mt. Juliet, TN 37122**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

TN Ventures, LLC

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 Davidson County, Tennessee, being Lot No. 2 in Faulconer and Ashcrafts Subdivision of Lots 18 and 19, Boyd McNairy Plan, as of record in Book 57, page 121, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to TN Ventures, LLC, by Warranty Deed from Katrina Todd, Caprice Truett, and Floyd Vinson, dated January 9, 2017, of record in Instrument No. 20170111-0003388, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (____) unimproved (_X_) property known as 803 25th Avenue N, Nashville, TN 37208.

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 in 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.

managing member Date: 2/25/19

TN Ventures, LLC
By: Damien Shoemake, Managing Member

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 Damien Shoemake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of TN Ventures, LLC.,a limited liability company, and that he is authorized by TN Ventures, LLC., to execute this instrument on its behalf.

Witness my hand, at office, this 25th day of February, 2019.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

NOTARY PUBLIC

My Commission Expires: 10/17/21