WARRANTY DEED

Karen Johnson Davidson County
Batch# 227632 DEEDWARR
05/08/2019 03:41:19 PM 3 pgs
Fees: $18.00 Taxes: $259.00

20190508-0043325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23 (AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Capital Invest, LLC	Capital Invest, LLC	092 06 0 477.00
(NAME)	(NAME)	
2517 Batavia Street	728 Crestmark Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Ellen Renee Sanders, an unmarried woman, Shondrea Winn, an unmarried woman, John Winn Jr., an unmarried man, and Jarvis Turner an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Capital Invest, LLC, a Tennessee Limited Liability Company,** 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:

Being Lot No. 62 on the Map of Faulconer and Ashcraft's Subdivision, as of record in Book 57, page 121, Register's Office for said County.

Said Lot No. 62 fronts 62 feet on the southerly side of Batavia Street and runs back between parallel lines 106 feet to an alley.

Being the same property conveyed to John E. Winn and wife, Ethelreen Winn by Installment Deed from Nick Stuart and wife, Edith R. Stuart dated August 12, 1967 and recorded August 30, 1967 in Book 4166, Page 460, in said Register's Office for Davidson County, Tennessee. *The said John E. Winn died on June 20, 2012, having been predeceased by his wife, Ethelreen Winn. John E. Winn did not remarry. The heirs at law of John E. Winn, as determined in the Order Admitting Will to Probate for the Limited Purpose of Muniment of Title, entered in the Seventh Circuit Court of Davidson County, Tennessee on March 27, 2019 and in the Affidavit As to Heirs, recorded contemporaneously herewith in Instrument Nos.* 20190508-0043318 20190508-0043319 20190508-0043320 *and* 20190508-0043321 *, join in this conveyance.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1901034SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-2511

unimproved ☐
This is improved ☒ property, known as 2517 Batavia Street, 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 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 30th day of April, 2019.

Ellen Renee Sanders, heir at law, by JT as attorney in fact
Ellen Renee Sanders, heir at law, by Jarvis Turner as attorney in fact

Shondrea Winn, heir at law, by JT as attorney in fact
Shondrea Winn, heir at law, by Jarvis Turner as attorney in fact

John Winn, Jr., heir at law, by JT as attorney in fact
John Winn Jr., heir at law, by Jarvis Turner as attorney in fact

JT, heir at law
Jarvis Turner, heir at law

STATE OF MARYLAND)

COUNTY OF Baltimore City)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jarvis Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ellen Renee Sanders, Shondrea Winn, and John Winn, Jr., as attorney in fact, and acknowledged that he executed the same as the free act and deed of Ellen Renee Sanders, Shondrea Winn, and John Winn, Jr. for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public

WILLIAM N. HARDISTY
Notary Public-Maryland
Baltimore City
My Commission Expires
January 23, 2022

My Commission Expires: 01-23-2022

(SEAL)

File Number: GRN-1901034SSO

STATE OF MARYLAND)

COUNTY OF Baltimore City)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jarvis Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public

My Commission Expires: 01-23-2022

(SEAL)

WILLIAM N. HARDISTY
Notary Public-Maryland
Baltimore City
My Commission Expires
January 23, 2022

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