Karen Johnson Davidson County
Batch# 237541 DEEDWARR
06/03/2019 09:33:33 AM 2 pgs
Fees: $13.00 Taxes: $688.20
20190603-0052300

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

ADDRESS NEW OWNER:
Benjamin Wilson
405 Hadley Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE
Pinnacle Bank, Its Successors and/or Assigns, ATIMA
551 North Mt Juliet Road
Mount Juliet, Tennessee 37122

MAP 044
GROUP 11 0
PARCEL 054.00

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, **Capital 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 **Benjamin Wilson and Whitney Wilson Trustees, Benjamin Wilson Revocable Living Trust, dated April 3, 2017**, 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:

Land in Davidson County, Tennessee, being Lot No. 95 on the plan of section "A", Village Of Old Hickory, of record in Book 1424, Page 68, Register's Office for said county. Said lot No. 95 fronts 63.1 feet on the easterly margin of Hadley Street and extends back 194.4 feet on the northerly line and 195.5 feet on the southerly line to a dead line at Lawrence Street in the rear, measuring 42.9 feet thereon.

Being the same property conveyed to Capital Journey, LLC, by Trustee's Deed form Wilson & Associates, PLLC, Successor Trustee for Transcontinental Title, dated April 3, 2019 and filed of record on April 10, 2019 in Instrument No. 20190410-0032444, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 1424, page 68, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 405 Hadley Avenue, Old Hickory, Tennessee 37138. Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benjamin Wilson and Whitney Wilson Trustees, Benjamin Wilson Revocable Living Trust, dated April 3, 2017, 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 21st day of May, 2019.

Capital 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 **Capital 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 21st day of May, 2019.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

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 $186,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of May, 2019.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~ January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY