WARRANTY DEED

Karen Johnson Davidson County
Batch# 256732 DEEDWARR
07/15/2019 10:01:25 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20190715-0068688

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
620 Westgate Circle, Suite 150
Brentwood, TN 37027

O-KWR-19-2416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Rainu Susan Ittycheriah	NEW OWNER	
(NAME)	(NAME)	**081-14-0-048.00**
2416 Scovel St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAINU SUSAN ITTYCHERIAH, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Map of E. T. Holman's Subdivision of Lots 41-42-43 Boyd McNairy's Plan of record in Plat Book 161, Page 2, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot 28 fronts 48 feet on the Northerly side of Scovel Street, formerly Madison Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Capital Invest, LLC, A Tennessee Limited Liability Company by Warranty deed from ARZ Properties, LLC, Tennessee Limited Liability Company and Shakir and Shakir Realty, a Sole Proprietorship of record in Instrument No. 20170126-0008500 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 26, 2017.

This conveyance is subject to:
- Taxes for the year 2019 not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 2, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2416 Scovel St., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF JULY, 2019.

Capital Invest, LLC, A Tennessee Limited Liability Company

BY: _____
Aziz Ashurov
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AZIZ ASHUROV**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the **SOLE MEMBER** of Capital Invest, LLC, A Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such **SOLE MEMBER** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of July, 2019.

_____
Notary Public

My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212