WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File# 14324

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Capital Invest, LLC	NEW OWNER	09205026400 07111009700
(NAME)	(NAME)	
728 Crestmark Drive		
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, I/WE, **ADS of South Florida, 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:

316 Edith Avenue
Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 45, on the Plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for Davidson County Tennessee.

SAID easterly one-half of Lot No. 45 fronts 50 feet on the southerly margin of Edith Avenue and extends back between parallel lines, 150 feet, more or less, to an alley

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. 20121113-0104104, Register's Office for Davidson County, Tennessee.

3310 Clifton Avenue
Land in Davidson County, tennessee, being all of Lot Number 101, on the college Hill Subdivision, Section 4, as shown by plat appearing of record in Plat Book 2330, page 31, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. 20120510-0040601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

Karen Johnson Davidson County
Batch# 309585 **DEEDWARR**
11/01/2019 10:23:58 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20191101-0112561

This is improved ☑ property, known as 316 Edith Avenue, Nashville, TN 37207
3310 Clifton Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 29th day of October, 2019.

ADS of South Florida, LLC

By: _____
James Barret, Authorized Agent

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of ADS of South Florida, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of ADS of South Florida by himself as Authorized Agent.

WITNESS my hand and seal this 29th day of October, 2019.

_____
Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

File No.: 14324