WARRANTY DEED

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2020

J-RQ-19-616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-4-2020

(AFFIX SEAL)

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)
Capital Invest, LLC	new owner	
(NAME)	(NAME)	**082-07-0-268.00**
616 Stockell St.	728 Crestmark Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Mount Juliet, TN 37122	
(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, **ARASH GHOLIZADEH, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAPITAL INVEST LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** 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 Lot No. 12 on the Plan of Maney's Addition to East Nashville of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 50 feet on the Westerly side of Stockell Street, formerly Vansinderin Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Arash Gholizadeh, unmarried man by Warranty deed from Kwame Asare, a married man of record in Instrument No. 20151124-0119066 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 24, 2015.

Said property was never occupied as Grantor's marital residence.

This conveyance is subject to:
- Taxes for the year 2019.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 112, 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: **616 Stockell St., Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch# 328789 **DEEDWARR**
12/12/2019 02:44:58 PM 2 pgs
Fees: $13.00 Taxes: $566.10

20191212-0128362

Witness my/our hand(s) this the 9 DAY OF DECEMBER, 2019.

Arash Gholizadeh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARASH GHOLIZADEH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th of December, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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