WARRANTY DEED

Karen Johnson Davidson County
Batch# 337662 DEEDWARR
01/02/2020 02:51:27 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20200102-0000404

O-AR-19-823

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-22-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(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 OWNERS	
(NAME)	(NAME)	**92-7-140.00**
723 Crestmark Drive		
(ADDRESS)	(ADDRESS)	
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, **RICHARD HILL,** 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 the Easterly part of Lot No. 11 and the Easterly part of the Northerly 8.8 feet of Lot No. 10 on the Plan of J.B. Davis Subdivision of record in Book 161, Page 123, Register's Office for said County. Said part of lots front together 42 feet on the West side of 21st Avenue North and runs back between parallel lines 64.2 feet on the North line and 66.5 feet on the south line to the right of way line of the Tennessee Central Railroad and being more fully described as follows:

BEGINNING at a stake in the Westerly margin of 21st Avenue North, said stake being located at S 8 degrees 30' E, 33.2 feet from the Southerly margin of Herman Street, running thence S 8 degrees 30' E, 42 feet to a stake passing the original corner of Lots 10 and 11 at 33.2 feet, running thence N 81 degrees 30' 66.5 feet to a stake in the R. W. Line of Tennessee Central Railroad; thence with said right of way line Northerly 42 feet to a stake passing original corner of Lots Nos. 10 and 11 at 8.8 feet, running; thence N 81 degrees 30' E 64.2 feet to the beginning.

The said Madolyn O. Howse having since died, predeceasing C. B. Howse. The said C. B. Howse having since died on February 23, 1987 and whose Probate Estate was administered in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, under Docket No. 79626. Per his Last Will and Testament record in Instrument No. 20170922-0097233, said property was devised to Richard Hill.

This conveyance is subject to:

- Taxes for the year 2020 and thereafter are not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 123, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **823 21st Avenue North, 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 27 DAY OF DECEMBER, 2019.

Richard Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD HILL, 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 27th of December, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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