Karen Johnson Davidson County
Batch# 368377 DEEDWARR
03/06/2020 09:44:35 AM 2 pgs
Fees: $13.00 Taxes: $702.63
20200306-0025351

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

ADDRESS NEW OWNER:
Jeffery S. Meadows
104 Judith Court
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Cardinal Financial Company Limited Partnership dba Peoples Home Equity
P.O. Box 961292
Fort Worth, Texas 76161

MAP 018
GROUP 12 0A
PARCEL 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", 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 **Jeffery S. Meadows, a single man**, hereinafter called the "GRANTEE", his 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. 8 on the plan of Section One, Emerald Cove, of record in Plat Book 6900, Page 630, Register's Office for Davidson County, Tennessee. To which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Capital Journey, LLC, a Tennessee Limited Liability Company, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee for Chad Wilson, dated September 18, 2019 and filed of record in Instrument No. 20190930-0099331, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of the plan of Section One, Emerald Cove, of record in Plat Book 6900, Page 630, said Register's Office.
3. Matters shown of record Boundary Plat Book 6900, page 629, said Register's Office.
4. Restrictive Covenants contained in instrument of record Book 7511, Page 581, said Register's Office.
5. Easement Agreement of record book 4956, Page 181,andBook 7653, Page 282, said Register's Office.
6. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 104 Judith Court, Goodlettsville, Tennessee 37072.

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 Jeffery S. Meadows, a single man, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his 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 February, 2020.

Capital Journey, LLC., a Tennessee limited liability company

By: James Roberts, authorized manager

STATE OF Tennessee)
COUNTY OF Davidsson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts, authorized manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **James Roberts, authorized manager** of **Capital Journey, LLC., a Tennessee limited liability company,** the within named bargainor, , and that he as such , with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 21st day of February, 2020.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $189,900.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of February, 2020.

NOTARY PUBLIC
My Commission Expires: _____

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2021