This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6437

Karen Johnson Davidson County
Batch# 400746 DEEDWARR
05/15/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200515-0050397

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Subscribed and sworn to before me, this the 7th day of May, 2020.

Notary Public
My Commission Expires: 7-5-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Antonio Capps 2602 Alameda St. Nashville, TN 37208	New owner at property address	092-02-0-187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Frank Maxwell, III and Martha Frances Maxwell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Antonio Capps, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land situated within Davidson County, State of Tennessee, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 61, Block 3 on the Map Subdivision of Hefferman Place, as of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded therefrom is that portion conveyed to the State of Tennessee Department of Highways of record in Book 4104, Page 117, said Register's Office.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 62, Block 3 on the Map Subdivision of Hefferman Place, as of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded therefrom is that portion conveyed to the State of Tennessee Department of Highways of record in Book 4127, Page 399, said Register's Office.

Tract III:

Landin Davidson County, Tennessee, being Lot No. 63, Block 3 on the Map Subdivision of Hefferman Place, as of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded therefrom is that portion conveyed to the State of Tennessee Department of Highways of record in Book 4214, Page 491, said Register's Office.

Being the same property conveyed to Frank Maxwell III and Martha Frances Maxwell, husband and wife by Warranty Deed from Esther W. Neal, an unmarried woman, dated September 26, 2016, recorded September 28, 2016, of record in Instrument No. 20160928-0102270, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2602 Alameda Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2020

GRANTOR:

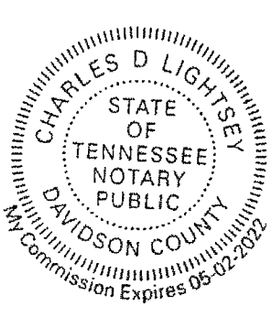
Frank Maxwell, III

Martha Frances Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Maxwell, III and Martha Frances Maxwell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of May, 2020.



Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21