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

ADDRESS NEW OWNER:
Nathan Maxwell
521 May Drive
Madison, Tennessee 37115

MORTGAGEE
Ameris Bank
1000 Corporate Centre Dive
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 421096 **DEEDWARR**
06/19/2020 12:03:10 PM 2 pgs
Fees: $13.00 Taxes: $886.15
20200619-0065381

SEND TAX BILL TO:
Mortgagee

MAP 043
GROUP 06 0
PARCEL 145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Nathan Maxwell and Elisabeth Maxwell, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 27, on the Plan of Fairview, Section II, according to plat and survey of same appearing of record in Plat Book 3600, page 6, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot, and more particularly described as follows:

Said Lot Number 27 fronts 68 feet on the West Side of May Drive and runs back 152 feet on the northerly line and 167.1 feet on the southerly line to a dead line in the rear on which it measures 69.8 feet more or less.

Being the same property conveyed to Capital Journey, LLC, a Tennessee limited liability company, by Quitclaim Deed from 1 Public Homes, LLC., a Tennessee limited liability company, dated January 3, 2020 and filed of record in Instrument No. 20200113-0004067, 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 Fairview, Section II, of record in Plat Book 3600, page 6, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 2246, Page 360, said Register's Office.
4. 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 521 May Drive, Madison, Tennessee 37115.

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 Nathan Maxwell and Elisabeth Maxwell, husband and wife, their heirs and assigns, forever, and, GRANTOR

does covenant with the said GRANTEES 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 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 our hands this the 18th day of June, 2020.

Capital Journey, LLC., a Tennessee limited liability company

By: James Roberts, Chief Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Member** of **Capital Journey, LLC., a Tennessee limited liability company,** the within named bargainor, **James Roberts,** and that he as such **Chief Member**, 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 18th day of June, 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 Davidson)

The actual value or consideration, whichever is greater, for this transfer is $239,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of June, 2020.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY