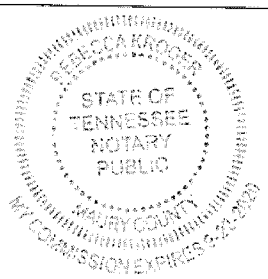
Karen Johnson Davidson County
Batch# 464926 DEEDWARR
08/27/2020 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200827-0097097

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$210,000.00~~

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2020.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mindful Home Solutions, LLC		094-01-0-333.00
707 Main Street	NEW OWNER	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CAPSTONE PRIVATE MORTGAGE HOLDINGS LIMITED INC., AN ARIZONA CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MINDFUL HOME SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section 1, Revised, Shelby Heights of record in Plat Book 2330, Page 171, 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. 61 fronts 60 feet on the Easterly side of South 14th Street and extends back 157.8 feet on the Northerly line and 155.3 feet on the Southerly line to a dead line, measuring 60.1 feet thereon.

Being the same property conveyed to William B. Young and wife, Juanita W. Young by Warranty deed from Nelson Way and wife, Gladys C. Way of record in Book 4855, page 490, Register's Office for Davidson County, Tennessee, dated September 25, 1974 and recorded on September 27, 1974.

Amended Order Authorizing Trustee's Sale of Property recorded on February 21, 2019 in Instrument No. 20190221-0015689

Notice of Trustee's Motion to Sell Property Free and Clear of Liens, Claims interests and Encumbrances recorded on , Instrument No. 20190221-0015690

Being the same property conveyed to Shelby Park 14 St. Trust by Trustee's Quitclaim deed from David G. Rogers, as Trustee for William Bernice Young of record in Instrument No. 20190221-0015691 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 21, 2019.

Being the same property conveyed to CTP Funding, LLC DBA Capstone Financial by Trustee's deed from Wilson and Associates, PLLC of record in Instrument No. 20200221-0019388 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 21, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 811 South 14th Street, Nashville, TN 37206, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24 day of August, 2020.

CTP Funding, LLC, an Arizona LLC
By: Capstone Private Mortgage Holdings Limited Inc., an Arizona Corporation
Its: Manager

By and Through: Tyler Stone
Its: Manager

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler Stone, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Capstone Private Mortgage Holdings Limited, a Corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 24th day of August, 2020.

LEATHA ANN GEGUZYS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 561632
Expires March 18, 2023

Notary Public

My Commission Expires: March 18, 2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022