Karen Johnson Davidson County
Batch# 507428 DEEDWARR
11/02/2020 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20201102-0127893

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
40 Burton Hills Blvd, Suite 200
Nashville, TN 37215
CCT# NAS2020093579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Cape & Austin Development, LLC 3301 Lealand Ln Nashville, TN 37204	Cape & Austin Development, LLC 3301 Lealand Ln Nashville, TN 37204	120-02-0-065.00

WARRANTY DEED

THIS INDENTURE, made this 28th day of October, 2020 between **MARTIS R. BROWN, UNMARRIED,** residents of Davidson County, Tennessee (collectively "Grantor") and **CAPE & AUSTIN DEVELOPMENT, LLC**, an Arizona Limited Liability Company (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

BEING Lot No. 187 on the Plat of Stardust Acres Subdivision, as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Provided, however, that the grantor reserves to itself, its successors and assigns, an easement for parking purposes, which easement includes that portion of said lot beginning at a line Forty (40) feet in the rear of the residence currently located on said lot and parallel to the rear line of said lot, and extending from said line to the rear lot line; said easement area including all of that portion of said lot between said lines. Grantor shall be permitted to improve that portion of said lot. said improvement shall include but not be limited to paving, excavation, infill, light and all other improvement associated with a parking area or necessary to comply with all applicable state and local building codes.

BEING the same property conveyed to Martis R. Brown, unmarried, by Warranty Deed dated January 30, 2004, filed of record as Instrument Number 20040211-0016282, in the Register's Office for Davidson County, Tennessee.

Grantor Initials: MRB Grantee Initials: _____

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title

thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular 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 hereunder set Grantor's hand and seal as of the date first recited above.

Martis R Brown

MARTIS R. BROWN

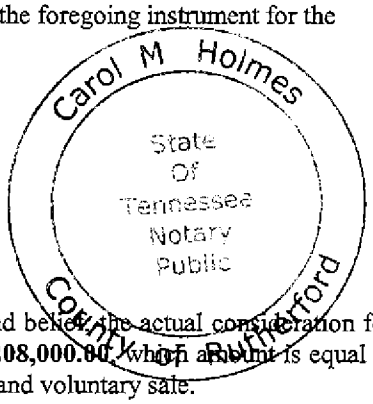
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Martis R. Brown, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 28th day of October, 2020.

Carol M Holmes

Notary Public
My Commission Expires: 2/19/24



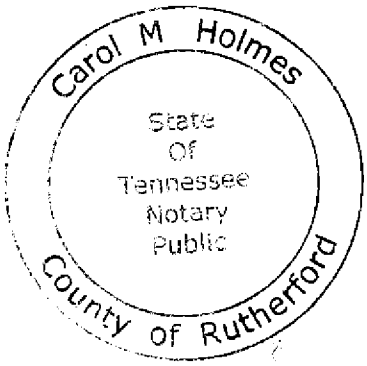
I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$208,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 28th day of October, 2020.

Carol M Holmes

Notary Public
My commission expires: 2/19/24



TRUE COPY CERTIFICATION

I, Carol M. Holmes, 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 documents executed and authenticated according to law.

Carol M Holmes

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Nathan Tusing, a notary public for this county and state, Carol M. Holmes, 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: 11/8/22



My Commission Expires
November 8, 2022