File No. 250501654

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Carrie Tisdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 31, 2005~~ 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Avenue South Ste. 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/09/05 15:21 2 pgs
Fees:13.00 Taxes:421.80
20050609-0066305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Davis	New Owner	172-08-0-A-113
(NAME)	(NAME)	
1609 Hunters Branch Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James S. Capps, and Wife, Sharon T. Capps, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Davis, and Wife, Kimberly Davis, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 113, Hunters Branch, Section Two-A, as shown by plat of record in Plat Book 6250, Page 819 and amended in Book 6815, Page 77, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James S. Capps, and Wife, Sharon T. Capps by deed from Philhall Coproration of record in Deed Book 7332, page 876, Register's Office for Davidson County, Tennessee dated December 19, 1986.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Restrictive Covenants of record in Deed Book 6601, Page 7 and Book 6815, Page 77, Register's Office of said County.

By-Laws as shown of record in Deed Book 6632, Page 429, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6632, Page 424 and Book 8923, Page 318, Register's Office for said County.

Deed to HOA of record in Book 6612, Page 885, Register's Office for said County.

Deed to Metro of record in Book 7893, Page 324 and Book 7893, Page 407, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1609 Hunters Branch Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 31st day of May, 2005.

James S. Capps

Sharon T. Capps

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James S. Capps, and Wife, Sharon T. Capps the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this.

Commission expires: ~~May 31, 2005~~ 11/22/05

Notary Public

File Number: 250501654

RETURN TO:
Sidwell Title
121 First Avenue South Ste. 200
Franklin, TN 37064

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY