File No. 526010125

WARRANTY DEED

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,794.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: September 16, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/03/06 15:16 2 pgs
Fees:13.00 Taxes:850.24

20060403-0037749

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney T. Lunsford	JP Morgan Chase Bank N.A.	164-37
(NAME) 2141 Streamridge Court West	(NAME) 1901 Roxborough Road Ste 406	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, North Carolina 28211	
(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, **Capitol Homes, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney T. Lunsford and Kameka S. Lunsford, husband and wife,** 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. 368 on the Plan of Final Plat, Village Eight, Summerfield Subdivision, as of record in Instrument Number 20051025-0128762, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a part of the same property conveyed to Summerfield Development, LLC, a Tennessee Limited Liability Company, by deed from Forrest Development, dated June 17, 1999, of record in Book 11571, page 943, and further conveyed to Capitol Homes, Inc., a Tennessee Corporation, by deed from Summerfield Development, LLC, a Tennessee Limited Liability Company, dated November 14, 2005, of record in Instrument Number 20051206-0146600, Register's Office for Davidson County, Tennessee.

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 2141 Streamridge Court West, 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 our hands this 10th day of March, 2006.

Capitol Homes Inc.

By: Laurie Luecke

Laurie Luecke

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Laurie Luecke with whom I am personally acquainted and who upon her oath acknowledged herself to be the Secretary of Capitol Homes, Inc. the within named bargainer, a corporation, and that, she as such Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by her as such Secretary.

Witness my hand at office this 10th day of March, 2006.

Commission expires: September 16, 2009



Jai Kehew — Notary Public

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RETURN TO:

Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027