Davidson County DEEDWARR
Recvd: 05/04/06 11:45 2 pgs
Fees:13.00 Taxes:1258.00

20060504-0051960

WARRANTY DEED

FILE BOX 19B
06-04-018-J

Return to
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
B-5004

State of Tennessee)
County of ~~Davidson~~ Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Carol Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of May, 2006

J. Susan Duff
Notary Public

My Commission Expires: ~~03/31/07~~ 1/16/08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MARY RUTH MILLER, UNMARRIED (NAME)	Fifth Third Mortgage Co. (NAME)	131-07-A
100 Jamesborough Ct (ADDRESS)	P.O. Box 170 (ADDRESS)	4.00CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Cincinnati, OH (CITY) (STATE) (ZIP) 45263-0170	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **HAROLD CAPITEL, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY RUTH MILLER, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in/ County, State of Tennessee, described as follows, to-wit: Davidson

LAND in Davidson County, Tennessee being Lot No. 4 on the Plan of Hillsborough Place, a Planned Unit Development, Phase 2 of record in Book 5200, Page 42,*Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. *amended in Book 5530, page 346,

Said Lot No. 4 fronts 65 feet on the northerly margin of Jamesborough Court and runs back 114.97 feet on the westerly line and 114.97 feet on the easterly line, to a line in the rear, measuring a total of 65 feet thereon.

BEING the same property conveyed to HAROLD CAPITEL AND WIFE, JEAN M. CAPITEL, by Deed from JAMES C. McCANLESS AND WIFE, BARBARA JEAN LITTLE McCANLESS, of record in Book 5462, Page 428, Register's Office for Davidson County, Tennessee. The said Jean M. Captel having since died.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Hillsborough Place Cooperative, of record in Book 5243, Page 928 as amended in Book 5292, Page 134; said amendment re-recorded in Book 5332, Page 212, Register's Office for County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 100 Jamesborough Ct, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, my hand, this 1st day of May, 2006.

HAROLD CAPITEL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HAROLD CAPITEL, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of May, 2006.

My Commission Expires: 03/31/07

Notary Public