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This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, Tennessee 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 06/28/06 12:44 2 pgs
Fees:13.00 Taxes:979.43
20060628-0077362

File No.: **06-1377**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Capitol Homes Inc., a Tennessee Corporation, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Howard McAdroy and Melissa McAdroy, husband and wife, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of BARNES COVE, PHASE 3, SECTION 1, as shown on plat of record in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Greystone Properties LLC, a Tennessee Limited Liability Company to Capitol Homes Inc., a Tennessee Corporation as recorded on the 21st day of March, 2006 in Instrument No. 20060321-0032276 and Warranty Deed from Paul E. Johnson, Jeffrey P. Johnson, Lori J. Kelley, as to a one-fourth undivided interest each, and Buford W. Carter and wife, Stacy J. Carter, as to a one-fourth undivided interest as recorded on the 4th day of April, 2001 in Instrument No. 20010404-0033132, in the Register's Office of Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **Map 173, Group 9-0-B, Parcel 85CO**
☒ Improved OR
☐ Unimproved property located at: **6327 Sunnywood Dr, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **22nd** day of **June, 2006**.

Capitol Homes Inc
Laurie Luecke Sec
By: **Laurie Luecke,** It's **Secretary**

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Laurie Luecke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Secretary** of **Capitol Homes Inc,** the within named bargainor, a Corporation, and that he/she as such **Secretary**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by him/herself as **Secretary**.

Witness my hand and Notarial Seal this the **22nd** day of **June, 2006**.

Notary Public

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
My Commission Expires MAR. 21, 2009

Rev. June 21, 2006

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$264,710.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gail Hegnutt

Affiant

Subscribed and sworn to before me this the **22nd** day of **June, 2006**.

My Commission Expires: PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Pam McBroom

Notary Public

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Owner's Name: **Howard McAdroy and Melissa McAdroy**

and Address: **6327 Sunnywood Dr, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME AS ABOVE