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

After Recording Return To:
TN Title and Escrow, LLC
238 North Lowry
Smyrna, TN 37167

File No.: **A06-1008**

SPECIAL 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 all of which is hereby acknowledged **Capitol Homes Inc, a Tennessee Corporation, ("Seller")** has bargained and sold, ad by these presents does transfer and convey unto **Amy C. Kohl- Wilson, married, ("Buyer")**, and Buyer's successors and assigns all of Seller's interest in a certain tract(s) of Land located in **Davidson** County, State of **Tennessee**, to wit:
Land in Davidson County, Tennessee, Being Lot No. 384 on the Final Plat of Village Seven, Summerfield Subdivision as shown by Plat appearing of record in Instrument Number 20041130-0142175, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation, by Warranty Deed from Summerfield Development, L.L.C. a Tennessee Limited Liability Company, dated October 21, 2005 as of record in Instrument Number 20051206-0146598, Register's Office for 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, declaration and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **164-10-O-A-289- CO**
☒ Improved OR
☐ Unimproved property located at: **3501 Bentwood Court 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, "claiming by, through, or under him/her, but not further or otherwise. 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.

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

Capitol Homes Inc

Jim Carden

By: **Jim Carden, Operations Manager**

State of **Tennessee** County of Davidson

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared **Jim Carden** with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the **Operations Manager** of **Capitol Homes Inc**, the within named bargainer, a corporation, and that he/she as such **Operations Manager,** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by **Jim Carden** as such **Operations Manager** of **Capitol Homes Inc.**

Witness my hand and Notarial Seal at office this **29th** day of **August, 2006.**

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

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Davidson County DEEDWARR
Recvd: 09/11/06 15:47 2 pgs
Fees:13.00 Taxes:721.50
20060911-0112503

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 **$195,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **29** day of **August, 2006**.

Notary Public

My Commission Expires: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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Owner's Name: **Amy C. Kohl- Wilson**

and Address: **3501 Bentwood Court, Antioch, TN 37013,**

Mail tax bills to: **Amy C. Kohl- Wilson**

and Address: 3501 Bentwood Court **Antioch, TN 37013**