File No. 260801528

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/06 15:42 2 pg
Fees:13.00 Taxes:1598.40
20060918-0115561

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capitol Homes, Inc.	Capitol Homes, Inc.	P/O 164-00-0-037.00
(NAME) 475 Metroplex Drive Ste 320	(NAME) same as new owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, Summerfield Development, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Capitol Homes, Inc., HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot Nos. 423, 424, 426, 427, 429, 436, 437, 438 and 439, on the Final Plat Village Nine, Summerfield Subdivision, as shown by plat appearing of record in Instrument Number 20060718-0086560, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Summerfield Development, LLC. a Tennessee limited liability company by Quit Claim Deed dated 6/17/1999 of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 11588, Page 484; Book 11669, Page 376; Instrument Numbers 20010308-0021946; 20010504-0046260; 20030527-0071168 and 20060724-0089080; By-Laws of record in Book 11648, Page 662 and in Instrument Number 200105040046261; Charter of record in Book 11648, Page 662 and in Instrument Number 20010504-0046261; Charter of Homeowners' Association of record in Instrument Number 20010326-0028531 and Book 11648, Page 660; Storm Water Detention Agreement of record in Instrument Numbers 20031028-0158502 and 20000113-0004777; Permanent Easement to Tennessee Telephone Company of record in Instrument No. 20000824-0083643; all matters shown on the plan of record in Instrument Number 20060718-0086560 and any and all matters of record; all in the 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 Lots 420,422,425,428,440,441, Summerfield, Antioch, TN
(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), ITS SUCCESSORS 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), ITS 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 our hands this 8th day of September, 2006.

Summerfield Development, LLC

By: _____
John Harney, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John Harney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of Summerfield Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand at office this 8th day of September, 2006.

Commission expires: 8/16/09

Bethany Porter
Notary Public

File Number: 260801528

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

