Davidson County DEEDWARR
Recvd: 10/03/06 10:31 2 pgs
Fees:13.00 Taxes:843.60
20061003-0122228

This instrument prepared by:
Trustland Title & Escrow, LLC
475 Metroplex Drive Suite 208
Nashville, Tennessee 37211

File No.: **06-1563**

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 **Greystone Properties, LLC, a Tennessee Limited Liability Company, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Capitol Homes Inc, a Tennessee Corporation, ("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:

Being Land in Davidson County, Tennessee, Being Lot No. 333, 334 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.

And

Being Land in Davidson County, Tennessee, Being Lot No.'s 243, 244 and 246 on the Plan of BARNES COVE SUBDIVISION, PHASE 3, SECTION 2, as shown on plat of record in Instrument No. 20060228-0023165, 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 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 to Greystone Properties, LLC, a Tennessee Limited Liability Company as recorded on the 4th day of April, 2001 in Instrument No. 20010404-0033132 and part of Warranty Deed from Emory H. Smith and wife, Elsie C. Smith to Greystone Properties, L.L.C. as recorded on the 21st day of August, 2001 in Instrument No. 20010821-0090011, 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 # Lot 333: 173-9-O-B-128, Lot 334: 173-9-O-B-129
Lots 243, 244, 246 (Part of Map 173-54.00 -Parent Parcel)

☐ Improved OR

☒ Unimproved property located at: **Lot 243, 246, 244, 333, & 334 Barnes Cove S/D, 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 **September, 2006.**

Greystone Properties, LLC

By: **Larry J Hasty,** It's **Chief Manager**

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 **Larry J Hasty,** 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 **Chief**

Manager of **Greystone Properties, LLC,** the within named bargainor, a limited liability company, and that he/she as such **Chief Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Chief Manager**.

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

Notary Public

My Commission Expires:

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

My Commission Expires MAR. 21, 2009

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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 **$228,000.00** 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 the **22nd** day of **September, 2006.**

Notary Public

My Commission Expires: _____

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

My Commission Expires MAR. 21, 2009

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Owner's Name: **Capitol Homes Inc**

and Address: **475 Metroplex Drive Ste 320, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Pinnacle National Bank
114 West College Street,
Murfreesboro, Tennessee 37130