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

Davidson County DEEDWARR
Recvd: 11/28/06 11:50 2 pgs
Fees:13.00 Taxes:921.30
20061128-0146658

File No.: **A06-1107**

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 **Angela V. Radford, an unmarried individual, ("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. 359 on the Plan of Summerfield Village Eight, of record in Plat Book Instrument Number 20051025-0128762, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Capitol Homes, Inc. by Warranty Deed from Summerfield Development, L.L. C. , dated November 14, 2005 as of record in Instrument Number 20051206-0146600 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, declarations and easements of record, (4) building restrictions, and (5) other matters of public record. (6) Subject to restrictions as of record in Book 10774, page 945, Book 11588, Page 484 Book 11669, Page 376 Instrument number 20010308-0021946, Instrument Number 20010504-0046260, Instrument Number 20030527-0071168, Instrument Number 20051103-0133360 and Instrument Number 20050317-0029621, Register's Office for said County (7) Subject to Charter for HOA as of record in Book 11648, Page 660 and Instrument number 20010326-0028531 (8) Sanitary Sewer Easement as of record in Instrument Number 19991216-0303934 and Instrument Number 20000809-0079074 (9) Storm Water Detention Agreement as of record in Instrument Number 20050329-0033458 (10) Subject to By-Laws as of record in Instrument Number 20010504-0046261 and Book 11648, Page 662, Register's Offcie for said County.

Parcel ID # 164-~~14~~ 10A 308.00
☒ Improved OR
☐ Unimproved property located at: **Lot 359 Summerfield, 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 **21st** day of **November, 2006**.

Capitol Homes, Inc.

Jim Carden

By: **Jim Carden,** It's **Operations 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 **Jim Carden**, 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 **Operations Manager** of **Capitol Homes, Inc.,** the within named bargainor, a corporation, and that he/she as such **Operations Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as **Operations Manager**.

Witness my hand and Notarial Seal this the **21st** day of **November, 2006**.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-04

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

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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 **$249,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

DENISE L. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Subscribed and sworn to before me this the **21st** day of **November, 2006**.

Notary Public

My Commission Expires: **My Commission Exp. Jan. 26, 2008**

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Owner's Name: **Angela V. Radford**

and Address: **2816 Pinebrook Trail**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SunTrust Bank
1001 Semmes Avenue,
Richmond, VA 23224