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

Davidson County DEEDWARR
Recvd: 01/25/07 14:40 2 pgs
Fees:13.00 Taxes:797.34
20070125-0010526

File No.: **A06-1039**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Capitol Homes Inc, a Tennessee Corporation, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Hilton Horne, an unmarried individual, Jennifer Inman, an unmarried individual, Jennifer Inman, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being lot 428, SUMMERFIELD, VILLAGE NINE, as shown on plat of record in Instrument No. 20060718-0086560, in the Register's Office, 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 to Capitol Homes, Inc. by Warranty Deed from Summerfield Development, LLC a Tennessee limited liability company, dated September 8, 2006 as of record in Instrument Number 20060918-0115562, Register's Office for Davidson County, Tennessee.

1. 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)Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUMMERFIELD, VILLAGE NINE, as recorded in Instrument No. 20060718-0086560 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (7)Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11588, Page 484, amended in Book 11669, Page 376 and Instrument Nos. 20010308-0021946, 20010504-0046260 and 20030527-0071168, supplemented at Instrument Nos. 20051103-0133360, 20050317-0029621, 20051103-0133359, 20060724-0089079, 20060724-0089080, amended at Instrument No. 20060921-0117120 and 20060724-0089081 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (8)Terms and provisions of by-Laws of Summerfield Homeowners' Association, Inc. recorded in Book 11648, Page 662 and amended at Instrument No. 20010504-0046261. (9)Charter of Summerfield Homeowners' Association, Inc. recorded in Book 11648, Page 660 and amended at Instrument No. 20010326-0028531. (10)Easement granted to BellSouth recorded in Book 1141, Page 327. (11) Easement for sanitary sewer recorded in Instrument Nos. 19991216-0303934 and 20000809-0079074. (11)Storm Water Detention Agreement recorded at Instrument Nos. 20050329-0033458 and 20000113-0004777.

Parcel ID # **164 37.00 (Parent Parcel)**
☒ Improved OR
☐ Unimproved property located at: **2900 Summercrest Terrace, Lot 428 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 **29th** day of **December, 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 **29th** day of **December, 2006.**

Notary Public

My Commission Expires: 10/2/10

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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 **$215,497.00** 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 **29th** day of **December, 2006.**

Notary Public

My Commission Expires: 10/2/10

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Owner's Name: **Hilton Horne, Jennifer Inman and Jennifer Inman**

and Address: **2900 Summercrest Terrace, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Capital Mortgage Finance Corp.
6310 Stevens Forest Road,
Columbia, Maryland 21046