This instrument prepared by:
TrustLand Title & Escrow, LLC
475 Metroplex Drive, Ste 208
Nashville, Tennessee 37211
(615) 522-0140

File No.: **A07-1004**

Davidson County DEEDWARR
Recvd: 02/07/07 13:46 2 pgs
Fees:13.00 Taxes:925.00

20070207-0016158

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 **Thomas C. Sheffield and Regina Sheffield, husband and wife, ("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 32, LIBERTY PLACE Subdivision, as shown on plat of record in Instrument No. 20060606-0066841, amended at Instrument No. 20060614-0070620, 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 Capital Homes, Inc., a Tennessee corporation by Limited Warranty Deed from Umbrella Investment Corporation, a Tennessee corporation, recorded on the 5th day of July, 2006 in Instrument No. 20060705-0079809, 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 # **41 67.00** (Parent Parcel)
☒ Improved OR
☐ Unimproved property located at: **1532 Constitution Ave., Lot 32 Liberty Place, Nashville, TN 37207**

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 **5th** day of **February, 2007**.

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 **5th** day of **February, 2007**.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Stacey Denson Palmer

Notary Public

My Commission Expires:

Commission Expires NOV 22, 2008

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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 **$250,000.00** 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 **5th** day of **February, 2007**.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV 22, 2008

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Owner's Name: **Thomas C. Sheffield**

and Address: **1532 Constitution Ave., Lot 32 Liberty Place, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
1st Trust Bank for Savings
6525 Quail Hollow, Ste 300,
Memphis, Tennessee 38120