Davidson County DEEDWARR
Recvd: 03/05/07 08:03 2 pgs
Fees:13.00 Taxes:614.20
20070305-0026286

WARRANTY DEED

State of Tennessee)
County of Davidson)

07-02-018-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of February, 2007

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CHRIS CAPITANI (NAME)	Bank of America N.A (NAME)	173-11-0-A
2000 Stanford Village Drive (ADDRESS)	900 W. Trade Street Gateway Village, 3rd Floor (ADDRESS)	1.00CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Charlotte NC 28255-0001 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARK A. LOFTIS AND WIFE, MARIAN A. LOFTIS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRIS CAPITANI, ~~UNMARRIED~~**, hereinafter called the Grantee(s), he 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 Lot No. 1 on the Plan of Stanford Village, Section One, a Planned Unit Development of record in Instrument No. 20000204-0012060, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MARIAN A. BENTON by Deed from BEAZER HOMES CORP BEING ONE AND THE SAME AS PHILLIPS BUILDERS, INC, dated May 8, 2001, of record in Instrument No. 20010515-0050008 and corrected in 20030712-0097137, Register's Office for Davidson County, Tennessee. Subsequently, Marian A. Benton N/K/A Marian A. Loftis conveyed all her interest to Mark A. Loftis and Marian A. Loftis, husband and wife, by deed of record in Instrument No. 20030712-0097138, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Stanford Village, of record in Instrument No. 20000203-0011283, as amended and restated in Instrument No. 20000228-0019107, further amended in Instrument No. 20000301-0020280, in Instrument No. 20010319-0026310, in Instrument No. 20020123-0009420, and in Instrument No. 20041108-0134204, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **MARK A. LOFTIS** pursuant to a Power of Attorney executed by same on the _____ day of _____, 2007, and being filed for record in Instrument No. 20070305-0026285, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 2000 Stanford Village Drive, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 WHEREOF, hands, this 28th day of February, 2007

MARK A. LOFTIS

By: _____
MARIAN A. LOFTIS, ATTORNEY-IN-FACT

_____
MARIAN A. LOFTIS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARIAN A. LOFTIS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

On this 28th day of February, 2007, before me personally appeared **MARIAN A. LOFTIS**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **MARK A. LOFTIS**, and acknowledged that she executed the same as the free act and deed of the said MARK A. LOFTIS.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON