This instrument prepared by:
Trustland Title & Escrow, LLC
475 Metroplex Drive Suite 208
Nashville, Tennessee 37211
(618) 522-0358

Davidson County DEEDWARR
Recvd: 04/24/07 12:17 2 pgs
Fees:13.00 Taxes:685.35
20070424-0048719

File No.: **A07-1088**

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 **Patrick Charles, 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 81, TREEHAVEN, PHASE FOUR, as shown on plat of record in Instrument No. 20060316-0030439, 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., a Tennessee Corporation by Warranty Deed from Summerfield Development, L.L.C., recorded on the 13th day of April, 2006 in Instrument No. 20060413-0042457, in the Register's Office of Davidson County, Tennessee and being the same property conveyed to Summerfield Development LLC., a Tennessee Limited Liability Company by Quitclaim Deed dated June 17, 1999 of record in Book 11571, Page 943, 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 # **164130A07400**
☒ Improved OR
☐ Unimproved property located at: **409 Mossy Oak Trail, 81 Treehaven, 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 **19th** day of **April, 2007**.

Capitol Homes, Inc.

Jim Carden
By: **Jim Carden,** its **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 **19th** day of **April, 2007**.

My Commission Expires: March 7th, 2011 Notary Public



****

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 **$185,229.00** 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 **19th** day of **April, 2007**.

My Commission Expires: March 7th, 2011 Notary Public



****

Owner's Name: **Patrick Charles**

and Address: **409 Mossy Oak Trail, 81 Treehaven, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.)
2101 Rexford, Ste 250W,
Charlotte, North Carolina 28211