Davidson County DEEDWARR
Recvd: 06/29/07 09:49 2 pgs
Fees:13.00 Taxes:848.04
20070629-0077702

This instrument prepared by:
Trustland Title & Escrow, LLC
475 Metroplex Drive Suite 208
Nashville, Tennessee 37211
(615) 522-0358

File No.: **A07-1153**

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 **Ralph E Smith Sr. and Vivian B Smith, 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 No. 15 on the Plan of Liberty Place, of record in Plat Instrument No. 20060606-0066841, 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., a Tennessee Corporation , by Limited Warranty Deed from Umbrella Investment Corporation, a Tennessee Corporation, dated March 13th, 2007, of record in Instrument No. 20070321-0034164, 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.

Parcel ID # **Part of 041.00-67.00**
☒ Improved OR
☐ Unimproved property located at: **1553 Constitution Ave, 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 Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee 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.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **27th** day of **June, 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 himself as **Operations Manager**.

Witness my hand and Notarial Seal this the 27th day of **June, 2007**.

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tara R. Kelley
Notary Public

My Commission Expires:
March 7, 2011

Rev. June 21, 2007

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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 **$229,200.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ralph E. Smith

Affiant

Subscribed and sworn to before me this the **27th** day of **June, 2007**.



Tara R. Kelley

Notary Public

My Commission Expires: March 7, 2011

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Owner's Name: **Ralph E Smith Sr. and Vivian B Smith**

and Address: **1553 Constitution Ave, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

PHH Mortgage
9700 Bissonnet St Suite 1500,
Houston, Texas 77036