File No. 271100168

WARRANTY DEED

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires OCT 2, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capitol Homes, Inc.	Same as new owner	164-10-0A-397.00CO
(NAME) 475 Metroplex Dr. #208	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Summerfield Development LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Capitol Homes, Inc., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 all of Lot No. 442, on the Final Plat, Village Nine, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20060718-0086560, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Summerfield Development, L.L.C., a Tennessee limited liability company, by Quitclaim Deed dated June 17, 1999 of record in Deed Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, Instrument No. 20060724-0089080 and in Instrument No. 20060921-0117120; By-Laws of record in Book 11648, Page 662 and in Instrument No. 20010504-0046261; Charter for Homeowners' Association of record in Book 11648, Page 660 and in Instrument No. 20010326-0028531; Stormwater Detention Agreement of record in Instrument No. 20000113-0004777 and in Instrument No. 20031028-0158502; Utility Easement of record in Instrument No. 20000824-0083643; all matters shown on plat of record in Instrument No. 2060718-0086560 all in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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.

unimproved ☒

This is improved ☐ property, known as 2929 Summercrest Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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.

Davidson County DEEDWARR
Recvd: 12/05/07 15:16 2 pgs
Fees:13.00 Taxes:177.60

20071205-0141050

Witness my hand this 30th day of November, 2007.

Summerfield Development LLC, a Tennessee limited liability company

By: _____
John Harney, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Harney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Summerfield Development, L.L.C., the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 30th day of November, 2007.

Commission expires: 8-16-09

Bethany Jones
Notary Public

BETHANY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 271100168

RETURN TO:

[redacted]

Return to:
Trustland Title & Escrow, LLC
1720 West End Ave. #400
Nashville, TN 37203
Drop Box 32