| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| James Shaw | Loancare Servicing Center | 164-13-0-A-075.00CO |
| 413 Mossy Oak Trail | P.O. Box 8068 | |
| Antioch, TN, 37013 | Virginia Beach, VA. 23450-8068 | |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 07/18/08 15:42 2 pg
Fees:13.00 Taxes:697.82
20080718-0074157

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$188,600.00**

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Capitol Homes, Inc., a Tennessee Corporation, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **James Shaw, an unmarried individual, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 82 on the FINAL PLAT, PHASE FOUR, TREEHAVEN SUBDIVISION, of record in Instrument No. 20060316-0030439, 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 a part of the same property conveyed to Capitol Homes, Inc, a Tennessee Corporation, by Warranty Deed from Summerfield Development, LLC, dated March 31, 2006, of record in Instrument No. 20060413-0042457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **413 Mossy Oak Trail, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belongong to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, execpt as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, seccessors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **18th** day of **July, 2008**.

**Capitol Homes, Inc.**

By: **David S. Luecke**
It's **President**

**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 **David S. Luecke**, 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 **President** of **Capitol Homes, Inc.,** the within named bargainor, a corporation, and that he/she as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as **President**.

Witness my hand and Notarial Seal this the **18th** day of **July, 2008.**

C.M. Corriveau

Notary Public

My Commission Expires:

