Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert A. Anderson III	Pinnacle Mortgage Gp.	173-10-0-C-001.00CO
104 Blackpool Drive	3605 S Teller St	
Antioch, TN, 37013	Lakewood, CO 80235	

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$301,000.00**

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

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 **Robert A. Anderson III, Married, ("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. 1 on the Plan of FINAL PLAT, DELVIN DOWNS, PHASE 1, a Planned Unit Development, of record in Instrument No. 20070807-0094328, 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 Delvin Downs Venture, LLC, by deed from Myles B. Owens, etux, recorded on August 4, 2005 in Instrument No. 20050804-0091716 and by deeds from Clyde H. Delvin, III and wife, Cynthia A. Delvin, recorded on August 16, 2005 in Instrument No. 20050816-009687 and Instrument No. 20050816-0096816, Register's Office for Davidson County, Tennessee. Being further conveyed to Urban Land Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Delvin Downs Venture, LLC, recorded on September 13, 2006 in Instrument No. 20060913-0113162, Register's Office for Davidson County, Tennessee, and being further conveyed to Capitol Homes, Inc., a Tennessee Corporation, by Special Warranty Deed from Urban Land Development, LLC, a Tennessee Limited Liability Company, dated August 22, 2007, of record in Instrument No. 20070910-0108344, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Robert A Anderson, III, Married by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, dated August 11, 2008, and being recorded in the 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: **104 Blackpool Drive, Antioch, TN 37013**

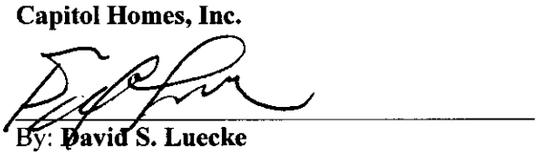
TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belongong to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land 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 **11th** day of **August, 2008.**

Davidson County DEEDWARR
Recvd: 08/13/08 09:19 2 pgs
Fees:13.00 Taxes:1113.70
20080813-0083182

Capitol Homes, Inc.



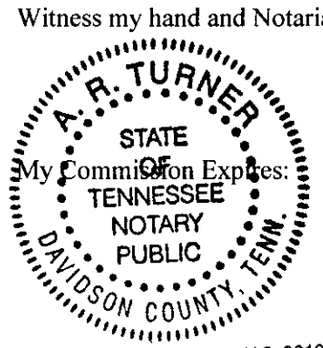
By: **David S. Luecke**
It's **President**

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 himself to be the **President** of **Capitol Homes, Inc.,** the within named bargainor, a Corporation, and that he as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as **President**.

Witness my hand and Notarial Seal this the **11th** day of **August, 2008.**





Notary Public

My Commission Expires: My Commission Expires MAY 8, 2012