Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James C. Kirk II	Countrywide Home Loans	041-06-0-A-046.00CO
1729 Executive Way	P.O. Box 10219	
Nashville, TN, 37207	Van Nuys, CA. 91410-0219	

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 **$251,000.00**

Affiant

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

Notary Public

My Commission Expires:
(Affix Seal)

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

Davidson County DEEDWARR
Recvd: 08/19/08 15:16 2 pgs
Fees:13.00 Taxes:928.70
20080819-0085297

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 C. Kirk II, a single man, ("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. 24A on the Plan of LIBERTY PLACE, as shown on the plan of record in Instrument No. 20070103-0001072, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed by General Warranty Deed from Joel W. Hemphill and wife, LaBreeska R. Hemphill to Umbrella Investment Corporation as recorded on the 18th day of October, 2004 in Instrument No. 20041018-0125217 and part of Deed to Joel W. Hemphill and wife, LaBreeska R. Hemphill as recorded on the 20th day of June, 2002 in Instrument No. 20020620-0074393 and being further conveyed to Capitol Homes, Inc, a Tennessee Corporation, by Limited Warranty Deed from Umbrella Investment Corporation, a Tennessee Corporation, dated April 30, 2007, of record in Instrument No. 20070530-0064059, 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: **1729 Executive Way, Nashville, TN 37207**

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 **August, 2008.**

Capitol Homes, Inc.

By: **David 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 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 **18th** day of **August, 2008**.

C.M. Corriveau

Notary Public

My Commission Expires:



My Commission Expires MAR. 21, 2009