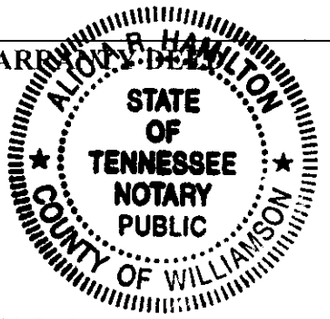
McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

File No. 280800016

WARRANTY DEED




MY COMMISSION EXPI
OCTOBER 10, 2

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 10/10/09

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/25/08 09:55 2 pg
Fees:13.00 Taxes:739.63

20080825-0086979

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katharine Capra | Pinnacle National Bank | Map 096-09B-032.00 |
| (NAME) | (NAME) | |
| 3064 Whitland Crossing Drive | 211 Commerce Street, Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37201 | |
| (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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Technologically Integrated Homes, LLC.**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Katharine Capra** a single woman, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 3064 on the Plan of Donelson's Place, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564, as amended in Instrument No. 20070712-0083113, and further amended in Instrument No. 20070816-0098067, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Technologically Integrated Homes, LLC. by Deed dated September 14, 2007 from Homes By Design, LLC of record in Instrument No. 20071108-0131808, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20060531-0063577 and 20070430-0051183, Register's Office of said County.

Stormwater Detention Agreement Easement as shown of record in Instrument number 20070302-0025663, Register's Office for said County.

Restrictive Covenants of record in Instrument number 20070703-0079564 and 20070712-0083113 and 20070816-0098067, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument number 20070703-0079444, Register's Office for said County.

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 3064 Whitland Crossing Drive, Nashville, TN 37214
(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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), HER heirs 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.

Witness our hands this 15th day of August, 2008.

Technologically Integrated Homes, ~~LLC~~.

By: _____

Harold D. Feener, Managing Member

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold D. Feener with whom I am personally acquainted and who proved himself/herself to be the Managing Member of Technologically Integrated Homes, LLC., a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 15th day of August, 2008.

Commission expires: 5/14/2011

_____ Notary Public

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

**File Number: 280800016**

**RETURN TO:**

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122