Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$248,000.00**

Affiant

Subscribed and sworn to before me, this 30th day of March, 2010.

Notary Public

My commission expires: 5/26/2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100019240 DEEDWARR
Recvd: 04/01/10 16:19 2 pgs
Fees:13.00 Taxes:917.60
20100401-0024690

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shawn C. Capley	**New Owner**	**Map/Parcel 087-02-0-A-051.00CO**
7508 Thornwood Court		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eric Brown and wife, Jessica Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn C. Capley an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 13, Final Plat of Cobblestone Landing, Phase 2A, of record in Instrument No. 20080220-0016775, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric Brown and Jessica Brown, by Warranty Deed, from Drees Premier Homes, Inc., of record in Instrument No. 20080617-0062244, Dated June 13, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20080220-0016775, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 5185, page 216, Book 319, page 24, Book 1105, page 328, Book 6286, page 272, Book 390, page 503, Book 7408, page 402, Book 7408, page 406, Book 1222, page 1579 and Instrument No. 20050829-0103476, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Book 1017, page 792 and Instrument No. 20031106-0163210, Register's Office for DAVIDSON County, Tennessee. Power Line Easement of record in Book 5185, page 216 and Book 319, page 24, Register's Office for DAVIDSON County, Tennessee. Access to Graveyard as described in Book 82, page 7, Book 5168, page 898, Book 5168, page 902, Book 6286, page 272, Book 390, page 503, Book 5185, page 216 and Book 319, page 24, Register's Office for DAVIDSON County, Tennessee. Easement of record in Book 399, page 767, Register's Office for DAVIDSON County, Tennessee. Sewer Easement of record in Book 402, page 418, Register's Office for DAVIDSON County, Tennessee. Access & Utility Easement of record in Book 8190, page 75 and Book 420, page 655, Register's Office for DAVIDSON County, Tennessee. Easement for Ingress and Egress of record in Book 11476, page 235, Book 463, page 2, Book 5185, page 216, Book 319, page 24, Book 6286, page 272 and Book 390, page 503, Register's Office for DAVIDSON County, Tennessee. All matters of Plat Book 1, page 54, Register's Office for DAVIDSON County, Tennessee.

Ingress & Egress for New Hope Road of record in Book 7408, page 402 and Book 7408, page 406, Register's Office for DAVIDSON County, Tennessee. Water Line Easement of record in Book 11476, page 233 and Book 463, page 1, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Book 1105, page 369, Register's Office for DAVIDSON County, Tennessee. Memorandum of Option Contract of record in Instrument No. 20100113-0003141, Register's Office for DAVIDSON County, Tennessee. Memorandum of Release of Option of record in Instrument No. 20100301-0015224, Register's Office for DAVIDSON County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20100224-0013861, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. Subject to HOA dues - if any. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 7508 Thornwood Court, Mt. Juliet, TN 37122.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 my/our hand(s) this 30th day of March, 2010.

Eric Brown

Jessica Brown

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Eric Brown and Jessica Brown , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2010.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100049CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027