BILL GARRETT, Davidson County
Trans:T20100041626 DEEDWARR
Recvd: 07/07/10 14:02 2 pgs
Fees:13.00 Taxes:480.63

20100707-0053251

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CONNIE COOPER NOTARY PUBLIC TENNESSEE OF DAVIDSON COUNTY My Commission Expires March 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Capitani	Chris Capitani (NAME)	173-16-A-103.00
3461 Chandler Cove Way (ADDRESS)	3305 Hickory Run (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Heather M. Wood and Christopher J. Wood, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chris Capitani, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 161, HIDDEN CREEK, PHASE 1, SECTION 1; PHASE 2 AND PHASE 3, SECTION 1, AS ASHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030213-0020016, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPEF

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER J. WOOD JR. AND HEATHER M. WOOD, HUSBAND AND WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 5TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050805-0092110, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3461 Chandler Cove Way, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 25th day of June, 2010.

WARRANTY DEED
(Continued)

Heather Wood

Christopher J. Wood, Jr. by Tim Miller ATTNY-IN-FACT
Christopher J. Wood, Jr.

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Heather Wood and ~~Christopher Wood~~ personally appeared before me this 25th day of June, 2010, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of June, 2010.

Connie Hooper
Notary Public

My Commission Expires:

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

STATE OF Tennessee

COUNTY OF Davidson

On this the 25th day of June, 2010 before me personally appeared Tim Miller to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher J. Wood, JR, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25th day of June, 2010.

Connie Hooper
Notary Public

My Commission Expires:

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013