File No. 100698

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100063209 DEEDWARR
Recvd: 10/06/10 08:47 2 pgs
Fees:13.00 Taxes:514.30
20101006-0079895

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-28-13
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Capitani	PrimeLending, a PlainsCapital Company	173 16 0A 261.00 CO
(NAME)	(NAME)	
3953 Stephens Ridge Way	18111 Preston Rd., Suite 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4583	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Toriano A. Franklin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Capitani, 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. 127 on the plan of Hidden Creek, Phase 4, Section 2, of record in Instrument No. 20060627-0076909, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Toriano A. Franklin, a single man by deed from Beazer Homes Corp, a Tennessee corporation, dated November 2, 2007 and recorded on November 8, 2007 in Instrument No. 20071108-0131956, Register's Office, Davidson County, Tennessee.

Subject to the plan of record in Instrument No. 20060627-0076909, said Register's Office.

Declaration of Restrictive Covenants for Hidden Creek of record in Instrument No. 20020514-0059176; as amended in Instrument No. 20030313-0033781; Instrument No. 20050308-0025065; Instrument No. 20050930-0117904; Instrument No. 20050930-0117906; Instrument No. 20060828-0105537; Instrument No. 20060828-0105538; Instrument No. 20090908-0084135, said Register's Office.

By-Laws of Hidden Creek Homeowners Association, Inc. of record in Instrument No. 20030303-0027389, as amended in Instrument No. 20090908-0084136, said Register's Office.

Charter of Hidden Creek Homeowners Association, Inc. of record in Instrument No. 20030303-0027388, as amended in Instrument No. 20060828-0105539, said Register's Office.

Open space deeds of record in Instrument No. 20030303-0027387 and Instrument No. 20060828-0105539, said Register's Office.

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unimproved ☐

This is improved ☒ property, known as 3953 Stephens Ridge Way, Antioch, TN 37013-4583

(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 hand this 30th day of September, 2010.

Toriano A. Franklin

STATE OF ~~TENNESSEE~~ OHIO

COUNTY OF ~~SUMNER~~ WARREN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toriano A. Franklin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2010.

Commission expires: October 26, 2013

NOTARIAL SEAL STATE OF OHIO

Notary Public

KATHERINE R. EDMAN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Warren County
My commission expires Oct. 26, 2013