BILL GARRETT, Davidson County
Trans:T20110019252 DEEDWARR
Recvd: 04/01/11 15:28 2 pgs
Fees:13.00 Taxes:388.13
20110401-0025345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF MARCH, 2011

Notary Public

MY COMMISSION EXPIRES: 4-28-2014 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody W. Capps and wife, Daphne L. Capps	Regions Bank d/b/a Regions Mortgage	18-12-14
	(NAME)	
205 Fannin Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lois P. McClure* and Nancy L. Parrott,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cody W. Capps and wife, Daphne L. Capps, 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:

* Single ** Single

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF MANSKER HEIGHTS, OF RECORD IN BOOK 2900, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LOIS P. MCCLURE AND NANCY PARROTT, AS TENANTS IN COMMON, BY EXECUTRIX'S DEED BY LOIS P. MCCLURE AND NANCY L. PARROTT, AS CO-EXECUTRICES OF THE LAST WILL AND TESTAMENT OF MABLE SLATER PARROTT, OF RECORD BY INSTRUMENT NO. 20110104-0001115 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSUQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 205 Fannin Drive, Goodlettsville, TN 37072
(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 28th day of March, 2011.

WARRANTY DEED
(Continued)

Lois P. McClure

Nancy L. Parrott

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lois P. McCLure and Nancy L. Parrott, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Southeast Title of Middle Tennessee, Inc.
907 Rivergate Parkway, Ste. D-4
Goodlettsville, TN 37072