BILL GARRETT, Davidson County
Trans:T20110062805 DEEDWARR
Recvd: 10/07/11 14:24 2 pgs
Fees:13.00 Taxes:510.60
20111007-0078270

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 11-0298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$138,000.00.**

Sharon A. Hampton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of October, 2011.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Sharon A. Hampton
4865 Big Horn Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Sharon A. Hampton
4865 Big Horn Drive
Old Hickory, TN 37138

MAP-PARCEL:
Map 065-13-0
Parcel 042.00

WARRANTY DEED

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

Capcon Group, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sharon A. Hampton, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 56 on the Plan of Sherwood Forest Subdivision Section 2, as shown on plan of record in Plat Book 4300, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Capcon Group, LLC by Quitclaim Deed dated May 4, 2011 from PTE Development, LLC, and filed of record on May 17, 2011 in Instrument No. 20110517-0037628, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property taxes for the year 2011 and every year thereafter; Restrictions of record in Book 4546, Page 202; any and all matters on plan of record in Plat Book 4300, Page 125; all in the Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **4865 Big Horn Drive Old Hickory, TN 37138**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my hand this 3rd day of October, 2011.

Capcon Group, LLC

Carol M. Hatcher

By: Carol M. Hatcher
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Carol M. Hatcher** with whom I am personally acquainted, and who (or proved to me on the basis of satisfactory evidence), upon oath, acknowledged herself to be the **Member** of **Capcon Group, LLC** the within named bargainor, a limited liability company, and that she as such **Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as **Member**.

Witness my hand and official seal at office this 3rd **day of** ~~September~~ October **2011.**

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expiration: 4/20/2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, 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 at _____, Tennessee this _____ day of _____, 20_____.

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20_____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public
Commission Expiration: