Recording requested by
CAPITOL HOMES INC
1122 Stonebridge PARK DRIVE
FRANKLIN, TN. 37069
and when recorded, please return this deed and tax statements to:
The NEW OWNER:
CAPITOL HOMES INC,

Escrow No.

Title Order No.:

MAP-PARCEL NOS.
173100C03700CO - Lot 136
173100C04000CO - Lot 139

INSTRUMENT PREPARED By:
LARRY J. HASTY
508 MANSION DR.
BRENTWOOD, TN. 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Larry J Hasty
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF February 2013
Brenda Wade
Deputy Register

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on FEBRUARY 12, 2013, between MAGNA DEVELOPMENT CORP. ("Grantor") whose address is 508 MANSION DR. BRENTWOOD, TN. 37027 and CAPITOL HOMES INC. ("Grantee") whose address is 1122 Stonebridge PARK DR. FRANKLIN, TN. 37069.

FOR A VALUABLE CONSIDERATION, in the amount of $1.00 (-0-) DOLLARS ($ 1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of NASHVILLE, County of DAVIDSON, State of Tennessee described as follows:

The actual CONSIDERATION is:
-0-
Larry J Hasty
AFFIANT

[Insert legal description]

TRACT 1: LAND IN DAVIDSON County, TN, Being Lot 136 ON PLAN OF DELVIN DOWNS PHASE I page INSTRUMENT # 20070807-0094328 Being SAME property conveyed to MAGNA DEV. CORP. From Volunteer State BANK dated 9/4/12, 121 BLACKPOOL DR. ANTIOCH, TN. 37013
TRACT 2: LAND IN DAVIDSON County, TN. Being Lot 139 ON PLAN OF DELVIN DOWNS PHASE I, instrument # 20070807-0094328, Being the SAME Property Conveyed to MAGNA DEV. CORP. from Volunteer State BANK dated 9/4/12, 208 SUGAR MAGNOLIA DR. ANTIOCH, TN. 37013

PRIOR DEED REFERENCE
20120904-0079427

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

LJH

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on FEBRUARY 12, 20 13.

Magna Development Corp. Larry J Hasty 2/13/13
LARRY J. HASTY - Secretary
Type or Print Name of Grantor

BILL GARRETT, Davidson County
Trans: T20130012816 DEEDQC
Recvd: 02/14/13 14:13 1 pgs
Fees: 12.00 Taxes: 0.00
20130214-0015267

State of Tennessee
County of Davidson } ss.
On Feb. 13, 20 13 before me, Carolyn S Swearinger
personally appeared Larry J. Hasty personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Carolyn S Swearinger
Signature of Notary Public

Carolyn S. Swearinger
Printed Name of Notary

My commission expires: My Commission Expires 05/05/15

NOTARY SEAL
CAROLYN S. SWEARINGEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PICK-UP
T.A.I.