THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4551

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. P.O. Box 1847 Brentwood, TN. 37027	New Owner	173-09-0B-094.00 CO

BILL GARRETT, Davidson County
Trans:T20130023694 DEEDQC
Recvd: 03/22/13 13:03 2 pgs
Fees:12.00 Taxes:0.00
20130322-0028632

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 20 day of March, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **MAGNA DEVELOPMENT CORP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **CAPITOL HOMES, INC., a Tennessee corporation,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 303 on the plan of BARNES COVE, SECTION TWO, as shown on plat of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Magna Development Corp., by Warranty Deed from Greystone Properties, LLC, dated January 7, 2013, of record in Instrument No. 20130108-0002570, Register's Office for Davidson County, Tennessee.

This is improved property located at: 4116 Barnes Cove Court, Antioch, TN 37013

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 20 day of March, 2013.

MAGNA DEVELOPMENT CORP.

By: _____
Larry J. Hasty, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry J. Hasty, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Secretary of Magna Development Corp., the within named bargainor, a limited liability company, and that he as such Secretary executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as its Secretary.

IN WITNESS WHEREOF, this the 20 day of March, 2013.

_____
Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016