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)
Michael A. Nelson Brittney D. Ray 4116 Barnes Cove Court Antioch, TN 37013	Primelending 18111 Preston Rd. # 900 Dallas, TX 75252	173-09-0B-094.00 CO

Davidson County DEEDWARR
Recvd: 04/01/13 13:35 2 pgs
Fees:13.00 Taxes:914.27
20130401-0031540

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is **$247,100.00**

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2013.

Notary Public

My Commission Expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Capitol Homes, Inc., a Tennessee Corporation, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael A. Nelson, unmarried and Brittney D. Ray, unmarried, as joint tenants with right of survivorship, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** 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 a part of the same property conveyed to Magna Development Corp by Warranty Deed from Greystone properties, LLC, dated January 7, 2013, recorded January 8, 2013, of record in Instrument No. 20130108-0002570, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Capital Homes, Inc., a Tennessee corporation, by Quitclaim Deed from Magna Development Corp, dated March 20, 2013, recorded March 22, 2013, of record in Instrument No. 20130322-0028632, Register's Office for Davidson County, Tennessee

This conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **4116 Barnes Cove Court, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **28th** day of **March, 2013.**

Capitol Homes, Inc.

By: _____
Larry J. Hasty, It's Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Larry J. Hasty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Vice President** of **Capitol Homes, Inc.**, the within named bargainor, a Tennessee Corporation, and that he/she as such **Vice President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as **Vice President**.

Witness my hand and Official Seal this the **28th** day of **March, 2013.**

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY