BILL GARRETT, Davidson County
Trans:T20130033223 DEEDQC
Recvd: 04/23/13 12:30 3 pgs
Fees:17.00 Taxes:0.00
20130423-0040258

Recording requested by: Carmela R. Ezell

When recorded, mail to:
Name: Carmela R. Ezell
Address: 837 Dewees Ave
City/State/Zip: Nashville, TN 37204

Space above reserved for use by Recorder's Office

Document prepared by:
Name Carmela R. Ezell
Address 837 Dewees Ave
City/State/Zip Nashville, TN 37204

Property Tax Parcel/Account Number: 164 10 0A 370.00 CO LOT 415

Quitclaim Deed

This Quitclaim Deed is made on April 22nd, 2013, between Carmela R. Ezell, Grantor, of 1016 Summercrest Ct, City of Antioch, State of Tennessee, and Kimberly N. Ezell, Grantee, of 1016 Summercrest Ct., City of Antioch, State of TN.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 1016 Summercrest Court, City of Antioch, State of Tennessee:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Carmela R. Ezell, Affiant
Subscribed and sworn before me this the
23 Day of April, 2013.
Ellen Anderson, Deputy Register

STATE OF TENNESSEE

Dated: April 22nd, 2013

Carmela R. Ezell
Signature of Grantor

Carmela R. Ezell
Name of Grantor

Kimberly M Ezell
Signature of Witness #1

Kimberly N Ezell
Printed Name of Witness #1

LaQuiesha Holden
Signature of Witness #2

LaQuiesha Holden
Printed Name of Witness #2

State of Tennessee County of Davidson
On 04/22/2016, the Grantor, Carmela R. Ezell,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,
In and for the County of Davidson State of TN
My commission expires: 10/18/16

Seal

Send all tax statements to Grantee.

Exhibit "A"

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carmela Renee Douglas Ezell	First Community mtg.	164-10-0-A-370.00CO
1016 Summercrest Court	1610 S. Church St. Ste. A	
Antioch, TN, 37073	Murfreesboro, TN 37130	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**

Affiant

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Subscribed and sworn to before me, this the 18th day of September, 2008.

Notary Public

My Commission Expires: 3-20-10
(Affix Seal)

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 **Carmela Renee Douglas Ezell, an unmarried woman, ("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. 415 on the FINAL PLAT, VILLAGE NINE, SUMMERFIELD, as shown by plat appearing of record in Instrument No. 20060718-0086560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Capitol Homes, Inc, a Tennessee Corporation, by Warranty Deed from Summerfield Development, LLC, a Tennessee Limited Liability Company, dated April 27, 2007, of record in Instrument No. 20070515-0058127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES 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: **1016 Summercrest Court, Antioch, TN 37073**

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 **18th** day of **September, 2008.**

Davidson County DEEDWARR
Recvd: 09/25/08 10:40 2 pgs
Fees:13.00 Taxes:740.00
20080925-0097606

Capitol Homes, Inc.

By: **David Luecke**
It's **President**