WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130036479 DEEDWARR
Recvd: 05/02/13 11:24 2 pgs
Fees: 13.00 Taxes: 469.90

20130502-0044266

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debra Linehan	Primelending, a Plains Capital Company	15007017100
(NAME)	(NAME)	
3100 Country Meadow Road	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Capcon Group LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Debra Linehan and Terence Linehan, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 220, on the plan of The Country, Section Five, of record in Plat Book 5200, Page 271-272, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Capcon Group LLC by Deed from Bank of America NA, dated 07/25/2012 and filed for record on 08/02/2012 in Instrument 201208020068298, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 271, Plat Book 5200, Page 272, said Register's Office.
Restrictions of record in Book 5635, Page 547, said Register's Office.
Deed of Conveyance of record in Book 5925, Page 340, said Register's Office.
Deed of Conveyance of record in Book 6147, Page 814, said Register's Office.
Deed of Conveyance of record in Book 6147, Page 817, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3100 Country Meadow Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 30th day of April, 2013.

CAPCON GROUP LLC

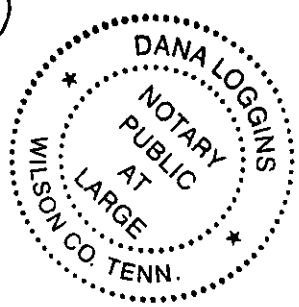
Carol M. Hatcher
Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carol M. Hatcher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the Member the within named bargainor, a Tennessee Limited Liability Company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Carol M. Hatcher, as such Member.

Witness my hand and official seal this 30th day of April, 2013.

Notary Public
My Commission Expires: 8/3/15



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122