BILL GARRETT, Davidson County
Trans:T20130044986 DEEDQC
Recvd: 05/30/13 11:58 2 pgs
Fees:12.00 Taxes:0.00
20130530-0054469

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1173

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. P.O. Box 1847 Brentwood, TN 37024	New Owner	173-9-B-100.00

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 25th day of April, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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. 309 on the Plan of Barnes Cove, Section Two, as of record in Instrument No. 20040604-0065966, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20090723-0069010, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Magna Development Corp by Warranty Deed from Greystone Properties, LLC, dated January 7, 2013, filed January 8, 2013, of record in Instument No. 20130108-0002555 Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Greystone Properties, LLC by Warranty Deed from Paul E. Johnson, et al, dated April 2, 2001, filed April 4, 2001, in Instrument No. 20010404-0033132, said Register's Office.

This is improved property located at: 4117 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 Residential & Commercial Title Services, 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 25 day of ~~May~~ April, 2013.

MAGNA DEVELOPMENT CORP.

Larry J. Hasty

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**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Secretary of Magna Development Corp., the within names 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.

IN WITNESS WHEREOF, this the 25 day of ~~May~~ April, 2013.

Notary Public

My Commission Expires: _____

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