BILL GARRETT, Davidson County
Trans:T20130044986 DEEDWARRSP
Recvd: 05/30/13 11:59 3 pgs
Fees:18.00 Taxes:790.28
20130530-0054470

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)
Kimberly L. McMillan 4117 Barnes Cove Court Antioch, TN 37013	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	173-9-B-100.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$213,588.00**

Kimberly L. McMillan
Affiant

Subscribed and sworn to before me, this the 15th day of May, 2013.

L. M. Corriveau
Notary Public

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

My Commission Expires: _____
(Affix Seal)

SPECIAL 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 this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kimberly L. ~~McMillan~~ McMillan, unmarried, tenant in severality, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, 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 Instrument No. 20130108-0002553 and further being the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation by Quitclaim Deed from Magna Development Corp, dated April 25, 2013, of record in Instrument No. 20130530-0054469, Register's Office for Davidson County, Tennessee.

This is Improved property located at: **4117 Barnes Cove Court, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **May, 2013.**

Capitol Homes, Inc.

By: _____
Larry J. Hasty, its Authorized Signor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned of the State and County mentioned, personally appeared **Larry J. Hasty** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Authorized Signor** of **Capitol Homes, Inc.**, the within named bargainor, a Tennessee Corporation, and that such **Larry J. Hasty**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Authorized Signor.**

Witness my hand and Seal at office on the **15th** day of **May, 2013.**

_____
Notary Public

My Commission Expires: _____

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

EXHIBIT B
Permitted Exceptions

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 GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Barnes Cove, Section Two, as recorded 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 , but deleting any covenant, conditions or restriction indicating a preference., limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604 (c).

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021217-0155806; and in Instrument No. 20040429-0048624 and in Instrument No. 20110720-005565, Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter of Homeowners Association of record in Instrument No. 20021217-0155805, Register's Office for Davidson County, Tennessee.

6. Easement granted for Right-of-Way affecting subdivision of record in Book 5215, page 485, Register's Office for Davidson County, Tennessee.

7. Easement granted for Ingress/Egress affecting subdivision of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee.