Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Clayton C. Capstick
6021 Gessner Lane
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923

MAP	**172-5**
GROUP	**B**
PARCEL	**116.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott C. Harris and wife, Elizabeth R. Harris,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Clayton C. Capstick and Valerie B. Capstick, husband and wife,** hereinafter called the GRANTEES, their heirs and 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 Lot No. 2 on the Plan of Sterling Oaks, Phase III, of record in Inst. No. 200001122-0115320, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Scott C. Harris and wife, Elizabeth R. Harris by deed dated February 8, 2005 from Jacqueline L. Swartz, a single person of record in Instrument no. 20050245-0017095, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **6021 Gessner Lane, Brentwood, Tennessee 37027.**

BILL GARRETT, Davidson County
Trans:T20130045261 DEEDWARR
Recvd: 05/31/13 09:05 3 pgs
Fees:18.00 Taxes:1036.00

20130531-0054777

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and 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 our hands this the **29th** day of **May, 2013.**

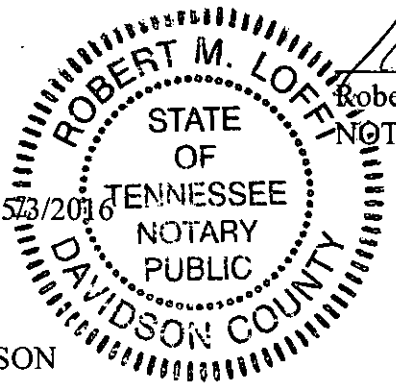
Scott C. Harris

Elizabeth R. Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott C. Harris and wife, Elizabeth R. Harris**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of May, 2013.



Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $280,000.00.

Vali Capstick
AFFIANT

Subscribed and sworn to before me on this 29th day of May, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

