BILL GARRETT, Davidson County
Trans:T20130063670 DEEDWARR
Recvd: 07/25/13 15:19 2 pgs
Fees:13.00 Taxes:820.66
20130725-0077334

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1415

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael McClanahan Leslie McClanahan 2605 Bowwater Lane Antioch, TN 37013	Peoples Home Equity, Inc. 150 N. Seven Oaks Knoxville, TN 37922	173-9-B-150.00

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R131415

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $221,800.00

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

Subscribed and sworn to before me, this the 25th day of July, 2013.

Notary Public

My Commission Expires: 6-1-2015
(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., ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael McClanahan and Leslie McClanahan, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 259 on the plan of Barnes Cove, Phase 3, Section 2, as of record in Instrument No. 20060228-0023165, 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 Capitol Homes, Inc. by Warranty Deed from Greystone Properties, LLC, dated April 23, 2013, filed April 24, 2013, in Instrument No. 20130424-0040713, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Greystone Properties, LLC by Warranty Deed dated April 2, 2001, recorded April 4, 2001, of record in Instrument No. 20010404-0033132, said Register's Office, and further being a portion of the property conveyed to Greystone Properties, LLC by Warranty Deed dated August 15, 2001, recorded on August 21, 2001, of record in Instrument No. 20010821-0090011, said Register's Office.

This conveyance is made subject to (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) 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 property located at: **2605 Bowwater Lane, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **July, 2013.**

GRANTOR(S)

Capitol Homes, Inc.

By: Larry J. Hasty, Operations Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Larry J. Hasty, Operations Manager** 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 **Operations Manager** for **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 **Operations Manager.**

Witness my hand and official seal on this the **25th** day of **July, 2013.**

Notary Public

My Commission Expires:

