Return:

Bell Title
1616 Westgate Circle
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1430

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Keith D. Richmond 2721 Amber Crest Court Antioch, TN 37013	New owner	173-9-B-136.00

BILL GARRETT, Davidson County
Trans:T20130089142 DEEDWARRSP
Recvd: 10/16/13 13:00 3 pgs
Fees:18.00 Taxes:745.44
20131016-0108074

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$201,469.00**

Affiant

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Subscribed and sworn to before me, this the 8th day of October, 2013.

Notary Public

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., ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Keith D. Richmond, an unmarried individual, ("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. 341 on the plan of Barnes Cove, Phase 3, Section 1, as of record in Instrument No. 20060113-0005373, 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 July 26, 2013, filed July 26, 2013, in Instrument No. 20130726-0077856, 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 is Improved property located at: **2721 Amber Crest 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 **8th** day of **October, 2013.**

Capitol Homes, Inc.

By: _____
Larry J. Hasty, its Operations Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 **Operations Manager** 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 **Operations Manager.**

Witness my hand and Seal at office on the **8th** day of **October, 2013.**

_____
Notary Public

My Commission Expires: 6-1-2015

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

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE 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. This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

4. All matters appearing on the plat recorded in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021217-0155806; as supplemented and amended in Instrument No. 20040429-0048624 and in Instrument No. 20110720-005565, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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

7. Quitclaim Deed to Homeowners Association of record in Instrument No. 20130610-0058651, Register's Office for Davidson County, Tennessee.

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

9. Easement granted for ingress/egress affecting subdivision of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee.

10. Lien for special assessments as contained in the Declaration of Covenants, conditions and Restrictions.

11. Rights of others in and to the common areas/elements.