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

File No. R131706

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1706

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Peneguy, Jr. Marcy Peneguy 1112 Mary Evelyn Court Nashville, TN 37217	BancorpSouth Bank 2778 West Jackson Street, Bldg C-2nd Floor Tupelo, MS 38801	173-09-0-B-169.00CO

BILL GARRETT, Davidson County
Trans:T20130103636 DEEDWARRSP
Recvd: 12/11/13 12:07 3 pgs
Fees:18.00 Taxes:873.13
20131211-0125542

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$235,980.00**

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2013.

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

Notary Public

My Commission Expires: 12/21/2015
(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 **David Peneguy, Jr. and Marcy Peneguy, husband and wife, ("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. 240 on the Plan of Barnes Cove, Phase 3, Section 2, of record in Instrument No. 20060228-0023165, as corrected by Scriveners Affidavit of record in Instrument No. 20131106-0115373, 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 March 19, 2013, recorded March 19, 2013, in Instrument No. 20130319-0027347, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2640 Bowwater Lane, 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 **6th** day of **December, 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 **6th** day of **December, 2013.**

_____
Notary Public

My Commission Expires: 12/21/15

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable. The 2013 property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR 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. All matters appearing on the Barnes Cove, Phase 3, Section 2, as of record in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee.

4. 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.

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

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

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

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