BILL GARRETT, Davidson County
Trans:T20140007324 DEEDWARR
Recvd: 01/31/14 12:15 2 pgs
Fees:13.00 Taxes:770.16
20140131-0008802

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1710

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shevan Rizgar Kamake 4121 Barnes Cove Drive Antioch, TN 37013	New Owner	173-9-B-82.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$208,150.00**

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2014.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

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

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 bargained and sold, and does hereby bargain, sell, transfer and convey unto **Shevan Rizgar Kamake, married, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 289 on the plan of Barnes Cove, Section 2, as of record in Instrument No. 20040604-0065966, 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 October 21, 2013, recorded October 23, 2013, in Instrument No. 20131023-0110242, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Greystone Properties, LLC by Special Warranty Deed dated December 4, 2007, recorded December 10, 2007, of record in Instrument No. 20071210-0142525, said Register's Office.

This is improved property located at: **4121 Barnes Cove Drive, Antioch, TN 37013**

This conveyance is made subject to: (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) 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever. And we do covenant with the GRANTEE that we 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **24th** day of **January, 2014**.

Capitol Homes, Inc.

By: Larry J. Hasty
Larry J. Hasty, Its Operations Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Larry J. Hasty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Operations Manager** of **Capitol Homes, Inc.,** the within named bargainor, a TN Corp and that he/she as such **Operations Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corp by him/herself as **Operations Manager**.

Witness my hand and Official Seal this the **24th** day of **January, 2014.**

Notary Public

My Commission Expires:

6-1-15

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