BILL GARRETT, Davidson County
Trans:T20140007329 DEEDWARR
Recvd: 01/31/14 12:24 2 pgs
Fees:13.00 Taxes:776.84
20140131-0008806

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1519

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gyeong Ja Park 432 Knolls Place Nashville, TN 37211	F&M BANK PO BOX 451 CLARKSVILLE, TN 38401	173-09-0-B-084.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$209,958.00**

Gyeong ja Park
Affiant

Subscribed and sworn to before me, this the 27th day of January, 2014.

Notary Public

My Commission Expires: 12/21/15
(Affix Seal)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

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 **Gyeong Ja Park, married woman, ("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. 291 as shown on the Plan of Barnes Cove, Section Two, 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 legal description thereof.

Being the same property conveyed to Capitol Homes, Inc., by Warranty Deed from Greystone Properties, LLC, dated October 21, 2013, recorded October 22, 2013, of record in Instrument No. 20131022-0110167 and further being part of the same property conveyed to Greystone Properties, Inc., by Special Warranty Deed from Fifth Third Bank, N.A, dated December 4, 2007 of record in Instrument No. 20071210-0142525, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4113 Barnes Cove Drive, Anitoch, 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 its 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.

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

File No. R13519

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 **27th** day of **January, 2014**.

Capitol Homes, Inc.

By: _____
Larry J. Hasty, Authorized Signor

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 himself to be the **Authorized Signor** of **Capitol Homes, Inc.,** the within named bargainor, a corporation, and that he as such **Authorized Signor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Authorized Signor**.

Witness my hand and Official Seal this the **27th** day of **January, 2014**.

_____
Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016