Davidson County DEEDWARR
Recvd: 03/03/14 13:09 2 pgs
Fees:13.00 Taxes:148.00
20140303-0017790

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Feb, 20 14

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2014-0155

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capitol Homes, Inc.	Same as New Owner	173 09 0B 162.00
(NAME)	(NAME)	
PO BOX 1847		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024-1847		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Greystone Properties, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Capitol Homes, Inc.,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 247 on the plan of Barnes Cove, Phase 3, Section 2, of record as Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby given for more complete details.

Being a portion of the same property conveyed to Greystone Properties, LLC, by Deed from Paul E. Johnson, etal of record in Instrument No. 20010404-0033132, dated 04/02/2001, said Register's Office. See also Instrument No. 20010821-0090011, dated 08/15/2001, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2014 Taxes constitute a lien but are not yet due and payable. Matters shown on plan of record in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee. Restrictive Covenants contained in Instrument of record as Instrument No. 20021217-0155806, amended in Instrument No. 20040429-0048624, Register's Office for Davidson County, Tennessee. Subject to a storm water detention agreement set forth in Instrument No. 20030529-0072603, said Register's Office. Subject to easement for ingress and egress set forth in Instrument No. 5385, page 986, said Register's Office. Subject to an easement for public right of way set forth in an instrument of record in Book 5215, page 485, said Register's Office. Charter of the Barnes Cove Homeowners' Association, of record as Instrument No. 20021217-0155805, said Register's Office.

This property, known as 2653 Bowwater Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th DAY OF Feb., 2014.

Greystone Properties, LLC

BY: Larry J Hasty

Larry J. Hasty, Authorized Agent

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, of the State and County aforesaid, 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, swore to and acknowledged himself to be the Authorized Agent of Greystone Properties, LLC, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal, this the 28th day of February 2014.

Notary Public My Commission Expires: _____ (SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-05-2016

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My Commission Expires: 7-5-16

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON