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

File No. R141123

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1123

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shelton Cammon Rhonda Malone Cammon 153 Blackpool Drive Antioch, TN 37013	F & M Bank P.O. BOX 451 Clarksville, TN 37041	10-0-C-030.00CO

BILL GARRETT, Davidson County
Trans:T20140019056 DEEDWARR
Recvd: 03/21/14 12:17 2 pgs
Fees:13.00 Taxes:1081.55
20140321-0023453

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $292,312.00

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

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

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., a Tennessee Corporation("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Shelton Cammon and Rhonda Malone Cammon, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 129 as shown on the Plan of Delvin Downs, Phase 1, of record in Instrument No. 20070807-0094328, 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 Catherine Q. Hasty, dated December 6, 2013, recorded December 9, 2013, of record in Instrument No. 20131209-0124785, Register's Office for Davidson County, Tennessee; being the same property conveyed to Catherine Q. Hasty by Quit Claim Deed from Larry Joe Hasty and Catherine Queen Hasty, dated September 13, 2013, of record in Instrument No. 20130918-0098501, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Larry Joe Hasty and Catherine Queen Hasty by Warranty Deed from Blackstone Development, Inc. dated July 5, 2011, of record in Instrument No. 20110711-0052993, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **153 Blackpool 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 GRANTORS paying their prorated share thereof to GRANTEES 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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **18th** day of **March, 2014.**

GRANTOR(S)

Capitol Homes, Inc.

By: Larry J. Hasty, Authorized Signor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, 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 such person to be the Authorized Signor of Captiol Homes, Inc., the within named bargainor, a corporation, and that such Larry J. Hasty, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as Authorized Signor.

Witness my hand and official seal on this the **18th** day of **March, 2014.**

Notary Public

My Commission Expires:

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