WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/14 11:18 2 pgs
Fees:13.00 Taxes:148.00
20140402-0027265

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 1st DAY OF April, 2014

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

MST 2014-0261

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 10 0C 041.00
(NAME)	(NAME)	
508 Manson Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Blackstone Development, Inc.,** 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:

Being Lot No. 140 on the Plan of Final Plat, Delvin Downs, Phase I, a Planned Unit Development, of record in Instrument No. 20070807-0094328, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete details of location and description of said lots.

Being a portion of the same property conveyed to Blackstone Development, Inc., by Special Warranty Deed of Pinnacle National Bank of record in Instrument No. 20090401-0029212, said Register's Office and dated 03/31/2009.

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 against said property but are not yet due and payable. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded #20070807-0094340, RODC, TN, Matters appearing on the Plan of Delvin Downs of record in Instrument No. 20070807-0094328, said Register's Office. Storm Water Detention Agreement of record in #20060406-0039484, said Register's Office. Right of way deed of record in Book 2739, page 637, said Register's Office. Charter of HOA of record in #20070824-0101501, said Register's Office. Quitclaim Deed of common area and open space to Delvin Downs HOA of record in #20090219-0014582, said Register's Office.

This property, known as 212 Sugar Magnolia 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 1st DAY OF Apr.1, 2014

Blackstone Development, Inc.

BY: Larry J Hasty
Larry J. Hasty

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Larry J. Hasty, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself President of Blackstone Development, Inc., of the Grantor the within named bargainor, a corporation, and that Larry J. Hasty, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as President of said corporation.

Witness my hand and official seal, this the 1st day of Apr. 1, 2014.

Notary Public My Commission Expires: 7-5-16

(SEAL) YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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