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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Augustina Durunna 149 Blackpool Drive Antioch, TN 37013	Freedom Mortgage Corp. 907 Pleasant Valley Avenue Suite 3 Mount Laurel, NJ 08054	173-10-C-31.00

BILL GARRETT, Davidson County
Trans:T20140025340 DEEDWARRSP
Recvd: 04/15/14 09:41 3 pgs
Fees:18.00 Taxes:984.20
20140415-0031315

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$266,000.00**

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2014.

Notary Public

My Commission Expires: 6-28-15
(Affix Seal)

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SPECIAL 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 **Augustina Durunna, a married woman, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Final Plat, Delvin Downs, Phase I, a Planned Unit Development, 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 and accurate description of said lot.

Being the same property conveyed to Capitol Homes, Inc. by Warranty Deed from Catherine Q. Hasty joined by her husband, Larry Joe Hasty, dated October 28, 2013, recorded October 29, 2013, in Instrument No. 20131029-0112144, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Catherine Q. Hasty by Quitclaim Deed dated September 13, 2013, recorded September 18, 2013, of record in Instrument No. 20130918-0098501, said Register's Office, and further being a portion of the property conveyed to Larry Joe Hasty and Catherine Queen Hasty, husband and wife by Warranty Deed dated July 5, 2011, recorded July 11, 2011, of record in Instrument No. 20110711-0052993, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **149 Blackpool Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **11th** day of **April, 2014.**

Capitol Homes, Inc.

By: _____
Larry J. Hasty, It's Authorized Signor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Larry J. Hasty** with whom I 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 **Capitol Homes, Inc.,** the within named bargainor, a Tennessee Corporation, and that such **Larry J. Hasty,** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Authorized Signor.**

Witness my hand and Seal at office on the **11th** day of **April, 2014.**

_____
Notary Public

My Commission Expires: _____

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

EXHIBIT B
Permitted Exceptions

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. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters appearing on the Final Plat, Delvin Downs, Phase I, a Planned Unit Development, of record in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070807-0094340, Register's Office for Davidson County, Tennessee; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Homeowners Association of record in Instrument No. 20070824-0101501, Register's Office for Davidson County, Tennessee.

6. Quitclaim Deed to Homeowners Association of record in Instrument No. 20090219-0014582, Register's Office for Davidson County, Tennessee.

7. Easement granted for Right-of-way affecting subdivision of record in Book 2739, page 637, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Instrument No. 20060406-0039484, Register's Office for Davidson County, Tennessee.

9. Lien for special assessments as provided in the Declaration of Covenants, Conditions and Restrictions.

10. Rights of others in and to the common areas/elements.