BILL GARRETT, Davidson County
Trans:T20140034468 DEEDWARR
Recvd: 05/16/14 15:26 2 pgs
Fees:13.00 Taxes:1035.96
20140516-0042488

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1238

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David E. McNeely, III Elizabeth McNeely 5909 Wateree Drive Durham, NC 27713	Synovus Mortgage Corp P.O. Box 2868 Columbus, GA. 31902-2868	173-9-B-170.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$279,990.00**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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 **David E. McNeely, III, and Elizabeth McNeely, husband and wife, ("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. 239 on the plan of Barnes Cove, Phase 3, Section 2, as of record in Instrument No. 20060228-0023165, 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 Greystone Properties, LLC, dated July 26, 2013, recorded July 26, 2013, in Instrument No. 20130726-0077896, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2636 Bowwater Lane, 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 GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Barnes Cove, Phase 3, Section 2, as of record in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee, (4) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021217-0155806; as supplemented and amended in Instrument No. 20040429-0048624 and in Instrument No. 20110720-005565, Register's Office for Davidson County, Tennessee, (5) Charter for Homeowners Association of record in Instrument No. 20021217-0155805, Register's Office for Davidson County, Tennessee, (6) Quitclaim Deed to Homeowners Association of record in Instrument No. 20130610-0058651, Register's Office for Davidson County, Tennessee, (7) Easement granted for Right-of-way affecting subdivision of record in Book 5215, page 485, Register's Office for Davidson County, Tennessee, (8) Easement granted for ingress/egress affecting subdivision of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee, 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, 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 **15th** day of **May, 2014**.

CAPITOL HOMES, INC.,
a Tennessee corporation

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 **15th** day of **May, 2014**.

_____
Notary Public

My Commission Expires: