THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1149

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. R141149

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sabine Sachar Lawson 2653 Bowwater Lane Antioch, TN 37013	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Rd. #300A Nashville, TN 37215	173-9-B-162.00

BILL GARRETT, Davidson County
Trans:T20140038788 DEEDWARR
Recvd: 06/03/14 12:48 2 pgs
Fees:13.00 Taxes:883.42
20140603-0047882

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $238,763.00

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2014.

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

Notary Public

My Commission Expires: _____
(Affix Seal)

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 this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Sabine Sachar Lawson and Jesse Lawson, wife and husband ("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. 247 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 February 28, 2014, recorded March 3, 2014, in Instrument No. 20140303-0017790, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Greystone Properties, LLC by Warranty Deed dated April 2, 2001, recorded April 4, 2001, of record in Instrument No. 20010404-0033132, said Register's Office, and further being a portion of the property conveyed to Greystone Properties, LLC by Warranty Deed dated August 15, 2001, recorded on August 21, 2001, of record in Instrument No. 20010821-0090011, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **2653 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 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 all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **May, 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 Capitol Homes, Inc.,** the within named bargainor, a Tennessee 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 **30th** day of **May, 2014.**

Notary Public

My Commission Expires:

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