WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. R14-1153

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1153

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert A. Mertz Laurie B. Mertz 165 Blackpool Drive Antioch, TN 37013	Bank of America, N.A. 4500 Amon Carter Boulevard Ft. Worth, TX 76155	173-10-C-27.00

BILL GARRETT, Davidson County
Trans:T20140041547 DEEDWARR
Recvd: 06/12/14 12:16 2 pgs
Fees:13.00 Taxes:1056.98
20140612-0051311

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $285,669.00

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2014.

Notary Public

My Commission Expires: 12/21/15
(Affix Seal)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

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 **Robert A. Mertz and Laurie B. Mertz, 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. 126 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 Blackstone Development, Inc., dated February 14, 2014, recorded February 19, 2014, in Instrument No. 20140219-0014125, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Blackstone Development, Inc. by Special Warranty Deed dated March 31, 2009, recorded April 1, 2009, of record in Instrument No. 20090401-0029212, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **165 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 all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **10th** day of **June, 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 mentioned, 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, at office, this the 10th day of June, 2014.

NOTARY PUBLIC

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/15