BILL GARRETT, Davidson County
Trans:T20140042722 DEEDWARR
Recvd: 06/17/14 10:44 2 pgs
Fees:13.00 Taxes:929.05
20140617-0052651

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
R14-1156

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adena Petsch Nicholas Petsch 169 Blackpool Drive Antioch, TN 37013	Pinnacle Bank 150 3rd Avenue South, Ste 900 Nashville, TN. 37201	173-10-C-26.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $251,094.00

Adena Petsch
Affiant

Subscribed and sworn to before me, this the 13th day of June, 2014.

J. M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

J. 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 this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Adena Petsch and Nicholas Petsch, 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. 125 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. 20140219-0014122, Register's Office for Davidson County, Tennessee.

This is improved property located at: **169 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 GRANTOR paying its 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 **13th** 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, a Notary Public of the State and County aforesaid, personally appeared Larry J. Hasty, with whom I am personally acquainted, 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 being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Capitol Homes, Inc., by the said Larry J. Hasty as its Authorized Signor.

Witness my hand and official seal on this the **13th** day of **June, 2014.**

Notary Public

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

My Commission Expires: