WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050002 DEEDWARR
Recvd: 07/14/14 10:56 2 pgs
Fees:13.00 Taxes:148.00
20140714-0061703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capitol Homes, Inc.	**Same As New Owner**	**Map 173-10-C**
(NAME) **P.O. Box 1847**	(NAME)	**Parcel 36.00 CO**
(ADDRESS) **Brentwood, TN 37024**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BLACKSTONE DEVELOPMENT, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAPITOL HOMES, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Final Plat, Delvin Downs, Phase I, a Planned Unit Development Subdivision 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 description.

BEING a portion of the same property conveyed to Blackstone Development, Inc., a Tennessee corporation, by Special Warranty Deed from Pinnacle National Bank, filed of record on April 1, 2009, in Instrument No. 20090401-0029212, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20070807-0094328 said Register's Office; (c) Restrictive covenants contained in Book 20070307-009430 said Register's Office; and (d) Charter of record in Instrument No. 20070824-0101501, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **125 Blackpool Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of July, 2014.

Blackstone Development, Inc.,

By: _____

Larry J. Hasty, Secretary

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, 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 **Secretary of Blackstone Development, Inc.**, (the "Company") the within named bargainor, a Tennessee corporation, and that as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of July, 2014.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

_____
Notary Public