BILL GARRETT, Davidson County
Trans:T20140065148 DEEDWARR
Recvd: 09/03/14 08:57 3 pgs
Fees:18.00 Taxes:0.37

20140903-0080168

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1257

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. P O Box 1847 Brentwood, TN 37024	New Owner	061-11-0-310.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100.00

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2014.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 **Gay Hurst, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Capitol Homes, Inc., a Tennessee corporation ("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 parts of Lots Nos. 7 and 9 on the Plan of Kennedy and Graves Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, being shown as Tract 5 on the Plan of the Re-subdivision of said Lots No. 7 and 9, not of record, described according to a survey made by H.R. Swann, Jr., Surveyor, June 20, 1953, as follows:

BEGINNING on the northerly margin of McAlpine, formerly Alpine Avenue, 122 feet east of the line between Lots Nos. 5 and 7, being the southeast most point of property conveyed to Harry D. Dotson, et ux, by deed from R.E. Ellis, et ux, of record in Book 2294, page 25, Register's Office for said County, thence northwardly along Dotson's line 190.0 feet to a point; thence westwardly

along Dotson's line 60 feet to a point; thence northwardly along Dotson's line, 90 feet to a point; thence eastwardly along Dotson's line 164.2 feet to a point in the line between lots 9 and 11; thence southwardly along the line between Lots Nos. 9 and 11, 90 feet to a point; thence westwardly along the northerly line of Tract 3 of the aforesaid survey 92.2 feet to a point; thence southwardly along the westerly line of Tract 3, 190.0 feet to a point on the northerly margin of McAlpine Avenue; thence westwardly along said margin 12 feet to the point of beginning.

Being the same property conveyed to Gay Hurst, by Quit Claim Deed from Gay Hurst, Thomas Ellis and Joyce Lynn Bridges a/k/a Joyce Lynn Garton, heirs of Evelyn Smiley Ellis, deceased, dated September 12, 2008, of record in Instrument No. 20081027-0107134, and being corrected by that certain Deed of Correction of record in Instrument No. 20140903008016 7, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1135 Mcalpine Avenue, Nashville, TN 37216**

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 her prorated share thereof to GRANTEE 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 22nd day of **August, 2014.**

GRANTOR(S)

Gay Hurst

Gay Hurst

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STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gay Hurst** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the 22nd day of **August, 2014.**

Stella Morris Johnson
Notary Public
My Commission Expires: 6-5-2015

STELLA MORRIS JOHNSON
NOTARY PUBLIC
MECKLENBURG COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES JUNE 5, 2015