THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1278

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1278

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hee Hyun Kim 8965 Crosswind Circle Montgomery, AL 36117	F&M Bank 10 Cadillac Drive Suite 100 Brentwood TN 37027	173-4-B-5.00

BILL GARRETT, Davidson County
Trans:T20140079276 DEEDWARR
Recvd: 10/21/14 14:23 2 pgs
Fees:13.00 Taxes:763.18
20141021-0097066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $206,265.00

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

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

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., a Tennessee Corporation, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Hee Hyun Kim, an unmarried individual ("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. 5 on the Final Plat of Blue Hole Pointe, of record in Instrument No. 20060531-0063584, 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., a Tennessee corporation by Quitclaim Deed from Jeff Duty and wife, Mendy Duty, dated March 26, 2014, recorded March 28, 2014, of record in Instrument No. 20140328-0025676, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Jeff Duty and wife, Mendy Duty by Quitclaim Deed from Three-D Builders, LLC, a Tennessee limited liability company, dated May 26, 2009, recorded May 27, 2009, of record in Instrument No. 20090527-0048563, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **6017 Blue Hole Way, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, 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 **17th** day of **October, 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 in and for said County and State, duly commissioned and qualified, personally appeared **Capitol Homes, Inc.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **17th** day of **October, 2014.**

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

Notary Public
My Commission Expires: