BILL GARRETT, Davidson County
Trans:T20140086319 DEEDWARR
Recvd: 11/17/14 09:53 2 pgs
Fees:13.00 Taxes:148.00
20141117-0105647

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1531A

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. P O Box 1847 Brentwood, TN 37024	New Owner	173-09-0B-132.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$40,000.00**

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. 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 **Greystone Properties, LLC, a Tennessee limited liability company, ("Grantor"),** has 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, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 337 on the plan of Barnes Cove, Phase 3, Section 1, as of record in Instrument No. 20060113-0005373, 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 a portion of the property conveyed to Greystone Properties, LLC, a Tennessee limited liability company by Warranty Deed dated April 2, 2001, recorded April 4, 2001, of record in Instrument No. 20010404-0033132, said Register's Office, and further, being a portion of the property conveyed to Greystone Properties, LLC by Warranty Deed dated August 15, 2001, recorded on August 21, 2001, of record in Instrument No. 20010821-0090011, said Register's Office.

This is unimproved property located at: **2728 Amber Crest Court, Antioch, TN 37013**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. (2) all applicable zoning ordinances (3) All matters appearing on the plan of Barnes Cove, Phase 3, Section 1, as of record in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee; (4) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021217-0155806; as supplemented and amended in Instrument No. 20040429-0048624 and in Instrument No. 20110720-005565, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; (5) Charter for Homeowners Association of record in Instrument No. 20021217-0155805, Register's Office for Davidson County, Tennessee; (6) Quitclaim Deed to Homeowners Association of record in Instrument No. 20130610-0058651, Register's Office for Davidson County, Tennessee; (7) Easement granted for Right-of-way affecting subdivision of record in Book 5215, page 485, Register's Office for Davidson County, Tennessee; (8) Easement granted for ingress/egress affecting subdivision of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee, and (9) 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, its heirs, successors and assigns forever. And we do covenant with the 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **14th** day of **November, 2014.**

GREYSTONE PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Larry J. Hasty, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, 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 **Authorized Agent** of **Greystone Properties, LLC,** the within named bargainor, a limited liability company, and that he as such **Authorized Agent**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Authorized Agent**.

Witness my hand and Official Seal this the **14th** day of **November, 2014.**

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

_____
Notary Public
My Commission Expires: