BILL GARRETT, Davidson County
Trans:T20140089866 DEEDWARR
Recvd: 12/01/14 14:11 2 pgs
Fees:13.00 Taxes:1080.12
20141201-0110025

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1549

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Douglas L. Peralta Valree A. Peralta 212 Sugar Magnolia Lane Antioch, TN 37013	Guaranteed Rate, Inc. 3940 N. Ravenwood Chicago, IL 60613	173-10-C-41.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M141549

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $291,923.00

Affiant

Subscribed and sworn to before me, this the 26th day of November, 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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Capitol Homes, Inc., a Tennessee Corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Douglas L. Peralta and Valree A. Peralta, husband and wife,** 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. 140 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 April 1, 2014, recorded April 2, 2014, of record in Instrument No. 20140402-0027265, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Blackstone Development, Inc. by Special Warranty Deed dated March 31, 2009, recorded April 1, 2009, of record in Instrument No. 20090401-0029212, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **212 Sugar Magnolia Lane, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 20145, a lien not yet due and payable. Said 2014 taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTOR 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 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. 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 **26th** day of **November, 2014.**

GRANTOR(S)

Capitol Homes, Inc.

By: Larry J. Hasty, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, 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 such person to be the Autrhorized Signor of Captiol Homes Inc., the within named bargainor, a corporation, and that such Larry J. Hasty, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as Authorized Signor.

Witness my hand and official seal on this the **26th** day of **November, 2014.**

Notary Public
My Commission Expires:

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