THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1562

Return to:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Michael Capozzoli 7219 Althorp Way Nashville, TN 37211	MAGNA BANK 6525 Quail Hollow Ste 300 Memphis, TN 38120	172120D31700CO

BILL GARRETT, Davidson County
Trans:T20140093042 DEEDWARR
Recvd: 12/12/14 10:25 2 pgs
Fees:13.00 Taxes:536.29
20141212-0113842

STATE OF TENNESSEE
COUNTY OF Maury
The actual consideration or value, whichever is greater, for this transfer is $ 144,944.00

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2014.

Notary Public

My Commission Expires: 6/24/18
(Affix Seal)

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Alex S. Helton and Megan M. Helton, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher Michael Capozzoli, an unmarried man,** 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 Unit No. L-7 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, in said Register's Office.

Being the same property conveyed by Strawman Quitclaim Deed from Russell J. McCann, Trustee to Alex S. Helton and Megan M. Helton, husband and wife as recorded on the 15th day of August, 2011 in Instrument No. 20110815-0062798 and Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Megan Ezell, an unmarried woman as recorded on the 30th day of August, 2005 in Instrument No. 20050830-0103853, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **7219 Althorp Way, #7, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, 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 GRANTORS 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 9 day of **December, 2014.**

GRANTOR(S)

Alex S. Helton

Megan M. Helton

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 **Alex S. Helton and Megan M. Helton** 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 9th day of **December, 2014.**

Notary Public
My Commission Expires:
6-1-15

