WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016837 DEEDWARR
Recvd: 03/09/15 13:31 2 pgs
Fees:13.00 Taxes:166.50

20150309-0019937

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Christina Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Capitol Homes, Inc.	Same as new owner	Map 173-10-C
(NAME)	(NAME)	
P.O. Box 8147		Parcel 32.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Catherine Q. Hasty,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Capitol Homes, Inc.,** 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. 131 on the Final Plat of Delvin Downs Phase 1 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 description thereof.

Being the same property conveyed to Catherine Q. Hasty, by Quitclaim Deed from Larry Joe Hasty and Catherine Queen Hasty, filed for record on September 18, 2013 as Instrument No. 20130918-0098501, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20070807-0094328, said Register's Office; (c) Restrictive covenants contained as Instrument No. 20070807-0094340 said Register's Office; and (d) Charter of HOA of record as Instrument No. 200708240101501, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 145 Blackpool Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hands this 3rd day of March, 2015.

Catherine Q. Hasty

State of Tennessee
County of Davidson

Personally appeared before me Catherine Q. Hasty, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of March, 2015.

Notary Public Melody Jenkins
My Commission Expires: _____

File No.: 22015054

