BILL GARRETT, Davidson County
Trans:T20150049910 DEEDWARR
Recvd: 06/23/15 08:39 2 pgs
Fees:13.00 Taxes:166.50
20150623-0059804

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1545

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. P O Box 1847 Brentwood, TN 37024	New Owner	173-10-0C-011.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$45,000.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2015.

Notary Public

My Commission Expires
(Affix Seal) 8/23/2016

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, **Magna Development Corp., a Tennessee corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Capitol Homes, Inc., a Tennessee corporation,** 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. 11 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 a portion of the property conveyed to Magna Development Corp., a Tennessee corporation by Special Warranty Deed from Quality Properties Asset Management Company, an Illinois corporation, dated June 14, 2012, recorded June 21, 2012, of record in Instrument No. 20120621-0054524, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **144 Blackpool Drive, 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 Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing 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. (4) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070807-0094340, Register's Office for Davidson County, Tennessee. (5) Charter for Homeowners Association of record in Instrument No. 20070824-0101501, Register's Office for Davidson County, Tennessee. (5) Quitclaim Deed to Homeowners Association of record in Instrument No. 20090219-0014582, Register's Office for Davidson County, Tennessee. (6) Easement granted for Right-of-way affecting subdivision of record in Book 2739, page 637, Register's Office for Davidson County, Tennessee. (7) Easement for Ingress and Egress of record in Instrument No. 20060913-0113162, Register's Office for Davidson County, Tennessee. (8) Storm Water Detention Agreement of record in Instrument No. 20060406-0039484, 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 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.

WITNESS our hands on the **22nd** day of **June, 2015**.

MAGNA DEVELOPMENT CORP.,
a Tennessee corporation

By: _____
Larry J. Hasty, Secretary

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 Secretary of Magna Development Corp. the within named bargainor, a corporation, and that he as such Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary.

Witness my hand and Official Seal this the 22nd day of June, 2015.

_____
Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY