BILL GARRETT, Davidson County
Trans:T20150052407 DEEDWARR
Recvd: 06/30/15 10:48 2 pgs
Fees:13.00 Taxes:1332.00
20150630-0062890

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1503

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William A. Bois Danuta H. Bois 1135 McAlpine Avenue Nashville, TN 37216	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	061-11-0-310.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15 1503

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2015.

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 **William A. Bois and Danuta H. Bois, 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 Part of Lot Nos. 7 & 9 as shown on the Plan of Kennedy and Graves Subdivision of Monte Vista, of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, being shown as Tract 5 on the Plan of re-Subdivision of said Lot Nos. 7 & 9, not of record, described according to a survey made by H. R. Swann, Jr., Surveyor, June 20, 1953, as follows:

Being the same property conveyed to Capitol Homes, Inc. a Tennessee Corporation, by Warranty Deed from Gay Hurst, dated August 26, 2014, of record in Instrument No. 20140903-0080168, Register's Office for Davidson County, Tennessee and further conveyed to Gay Hurst by Quitclaim Deed from Thomas Ellis and Joyce Lynn Bridges a/k/a Joyce Lynn Garton, heirs of Evelyn Smiley Ellis, deceased, dated September 12, 2008 of record in Instrument No. 20081027-0107134, and corrected by Deed of Correction of record in Instrument No. 201409030080167, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1135 McAlpine Avenue, Nashville, TN 37216**

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 their prorated share thereof to Grantees 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 **June, 2015.**

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 Authorized Signor of Capitol 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, at office, this the 26th day of June, 2015.

NOTARY PUBLIC

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

My Commission Expires: