THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1776

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George Allin, Jr. Beverly Allin 141 Blackpool Dr. Antioch, TN 37013	Guaranty Trust Company 316 Robert Rose Dr. Murfreesboro, TN 37129	173-10-0-C-033.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$271,186.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2015.

Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150090565 DEEDWARR
Recvd: 10/23/15 14:21 2 pgs
Fees:13.00 Taxes:1003.39
20151023-0108172

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 **George Allin, Jr. and Beverly Allin, 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. 132 as shown on the Plan of 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 legal description thereof.

Being the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation, by Warranty Deed from Catherine Q. Hasty, dated July 14, 2015, of record in Instrument No. 201500717-0070099, Register's Office for Davidson County, Tennessee; and being further conveyed to Catherine Q. Hasty, by Quit Claim Deed from Larry Joe Hasty and Catherine Queen Hasty, dated September 13, 2013 of record in Instrument No. 20130918-0098501, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **141 Blackpool Drive, Antioch, TN 37013**

This conveyance is made subject to: (1) Property taxes for the year 2015 collected at closing and prorated between the parties as of the date of this instrument, with the Grantee paying its 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.

WITNESS our hands on the **23rd** day of **October, 2015**.

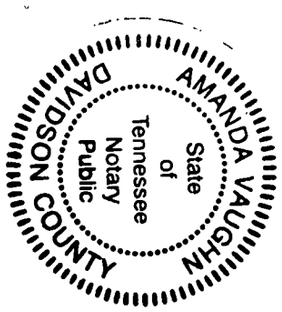
Capitol Homes, Inc.

By _____
Larry J. Hasty, Operations Manager

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 **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 **Operations Manager** of **Capitol Homes, Inc.,** the within named bargainor, a corporation, and that he as such **Operations Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Operations Manager**.

Witness my hand and Official Seal this the **23rd** day of **October, 2015**.



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