BILL GARRETT, Davidson County
Trans:T20150096237 DEEDWARR
Recvd: 11/12/15 10:47 2 pgs
Fees:13.00 Taxes:318.20
20151112-0114887

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2119

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Capitol Homes, Inc.<br>P O Box 1847<br>Brentwood, TN 37024 | New Owner | 071-12-0-042.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $86,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of November, 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 **Sheila Ann White, unmarried,** 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. 51 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the easterly side of Joy Circle and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Shelia Ann White by Quitclaim Deed from Carl White, Jr., dated April 1, 1996, recorded June 9, 1996, of record in Book 10090, page 921, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Sheila A. White and husband, Carl White, Jr. by Warranty Deed dated September 25, 1987, recorded September 28, 1987, of record in Book 7363, page 897, said Register's Office.

This is improved property located at: **1813 Joy Circle, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien now due and payable. (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, (6) All matters shown on the Plan of record in Book 974, page 45, in the Register's Office for Davidson County, Tennessee, (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4084, page 459, Register' Office for Davidson County, Tennessee and (8) 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 **9th** day of **November, 2015.**

**GRANTOR(S)**

Sheila Ann White

**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 **Sheila Ann White** 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 **November, 2015.**

Notary Public
My Commission Expires:

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