BILL GARRETT, Davidson County
Trans:T20160008983 DEEDWARR
Recvd: 02/02/16 12:09 2 pgs
Fees:13.00 Taxes:140.60
20160202-0010114

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2360

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. P O Box 1847 Brentwood, TN 37024	New Owner	164-10-0A-342.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$38,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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, **Tenn. Contractors, Inc., 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. 298 on the Final Plat of Village 6, Summerfield Subdivision, as of record in Instrument No. 20060928-0120376, 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 Tenn. Contractors, Inc., a Tennessee corporation by Warranty Deed from Summerfield Development, LLC, a Tennessee limited liability company, dated December 16, 2005, recorded December 19, 2005, of record in Instrument No. 20051219-0152113, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **Lot 298 Summerfield - 2205 Shorewood Path, 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) 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 appearing on the Final Plat of Village 6, Summerfield Subdivision, as of record in Instrument No. 20060928-0120376, Register's Office for Davidson County, Tennessee (7) Covenants, Conditions and Restrictions of record in Book 11588, page 484; as amended and supplemented in Book 11669, page 376; Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071168; Instrument No. 20051103-0133360; Instrument No. 20050317-0029621; Instrument No. 20051103-0133359; Instrument No. 20060724-0089079; Instrument No. 20060724-0089080; Instrument No. 20060724-0089081; and in Instrument No. 20060921-0117120, Register's Office for Davidson County, Tennessee (8) Charter for Homeowners Association of record in Book 11648, page 660 and in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee (9) Storm Water Easement of record in Instrument No. 20000113-0004777 and in

Instrument No. 20050329-0033458, Register's Office for Davidson County, Tennessee (10) Easement granted to Southern Bell Telecom (BellSouth) of record in Book 1141, page 327, Register's Office for Davidson County, Tennessee (11) Easement for Sanitary Sewer of record in Instrument No. 19991216-0303934 and in Instrument No. 20000809-0079074, Register's Office for Davidson County, Tennessee, and (12) 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 19 day of **January, 2016**.

TENN CONTRACTORS, INC.,
a Tennessee corporation

By: _____
Tyler L. Ring, President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Tyler L. Ring**, 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 **President** of **Tenn. Contractors, Inc.,** the within named bargainor, a corporation, and that he as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as **President**.

Witness my hand and Official Seal this the 19 day of **January, 2016**.

Marcy L Eibel
Notary Public
My Commission Expires: 9/3/18

MARCY L. EIBEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY