BILL GARRETT, Davidson County
Trans:T20160056585 DEEDWARR
Recvd: 07/01/16 14:27 2 pgs
Fees:13.00 Taxes:855.67
20160701-0067927

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1820

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luis A. Galarza 2513 Skyfalls Way Antioch, TN 37013	Waterstone Mortgage Corporation N25 W23255 Paul Road Pewaukee, WI 53072	164-10-A-360.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1820

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is **$231,262.00**

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2016.

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 **Luis A. Galarza, single man,** 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. 317, 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 Capitol Homes, Inc., a Tennessee corporation by Warranty Deed from Tenn Contractors, Inc., a Tennessee corporation, dated August 25, 2015, recorded August 27, 2015, of record in Instrument No. 20150827-0086691, Register's Office for Davidson County, Tennessee, and further, 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, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **2513 Skyfalls Way, Antioch, TN 37013**

This conveyance is made subject to: (1) Property taxes for the year 2016, 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, 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 **29th** day of **June, 2016**.

Capitol Homes, Inc.

By: _____
Larry J. Hasty, Authorized Signor

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 him/herself to be the **Authorized Signor** of **Capitol Homes, Inc.,** the within named bargainor, a Tennessee Corporation, and that he/she as such **Authorized Signor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as **Authorized Signor**.

Witness my hand and Official Seal this the **29th** day of **June, 2016**.

_____
Notary Public
My Commission Expires:

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