WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/16 14:29 2 pgs
Fees:13.00 Taxes:148.00
20160901-0092176

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of August, 2016.

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Trust Custom Homes, LLC	New Owner	043040A04300CO
6225 Bent Wood Drive		
Antioch, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark Capers and Chevelle Capers, husband wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Trust Custom Homes, LLC, a Tennessee limited liability compay**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 43, on the first revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, as shown by Plat appearing of record in Instrument Number 20060728-0091763, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lots.

Being the same property conveyed to Mark Capers and Chevelle Capers from Trey Cain, Substitute Trustee by Substitute Trustee's Deed on June 20, 2008, of record in Instrument Number 20080626-0066119, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060728-0091763, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20060502-0050264; 20060620-0073693 and 20060815-0100349, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4859, Page 951; Book 8274, Page 619; Book 8274, Page 624; Book 9411, Page 730; Book 9411, Page 739; Book 9411, Page 743; Book 9872, Page 651; Book 2240, Page 375; Book 7732, Page 213 and Instrument Numbers 2030710-0096041, Register's Office for Davidson County, Tennessee.

This is ~~improved~~ unimproved property known as: **804 Northstar Court, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever 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 this August 24, 2016.

Mark Capers

Chevelle Capers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Capers and Chevelle Capers** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24, 2016

Notary Public

My commission expires 11-6-17

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JENNIFER R. PIERCE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE