Record & Return to:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1634

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tiffany Alexander 2217 Shorewood Path Antioch, TN 37013	Waterstone Mtg.Corp., N25 W23255 Paul Rd., Peawaukee, WI 53072	164-10-A-339.00

BILL GARRETT, Davidson County
Trans:T20160089645 DEEDWARRSP
Recvd: 10/11/16 14:27 3 pgs
Fees:18.00 Taxes:966.63
20161011-0107535

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is **$261,251.00**

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 7th day of October, 2016.

Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Capitol Homes, Inc., a Tennessee Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Tiffany Alexander, a single woman, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 295, 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 lots.

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 December 1, 2015, recorded December 3, 2015, of record in Instrument No. 20151203-0121927, 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, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2217 Shorewood Path, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by,

through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **7th** day of **October, 2016.**

Capitol Homes, Inc.

By: _____
Larry J. Hasty, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Larry J. Hasty** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Authorized Signor** of **Capitol Homes, Inc.,** the within named bargainor, a Tennesseecorporation, and that such **Larry J. Hasty**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Tennessee Corporation as **Authorized Signor.**

Witness my hand and Seal at office on the **7th** day of **October, 2016.**

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires
APRIL 28, 2019

_____
Notary Public
My Commission Expires:
4-28-19

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2017, a lien not yet due and payable. Said 2016 taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRNTOR who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. 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.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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; and as provided in those By-Laws appended thereto and as shown in Instrument No. 20010504-0046261, said Register's Office; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Homeowners Association of record in Book 11648, page 660 and in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

6. Storm Water Easement of record in Instrument No. 20000113-0004777 and in Instrument No. 20050329-0033458, Register's Office for Davidson County, Tennessee.

7. Easement granted to Southern Bell Telecom (BellSouth) of record in Book 1141, page 327, Register's Office for Davidson County, Tennessee.

8. Easement for Sanitary Sewer of record in Instrument No. 19991216-0303934 and in Instrument No. 20000809-0079074, Register's Office for Davidson County, Tennessee.

9. Lien for special assessment as contained in the Covenants, Conditions and Restrictions.

10. Rights of others in and to the common areas/elements.