BILL GARRETT, Davidson County
Trans:T20160094545 DEEDWARR
Recvd: 10/26/16 11:13 2 pgs
Fees:13.00 Taxes:1002.20
20161026-0113141

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203
M165568

RECORDED RETURN TO
Midtown Title, LLC
Charlotte Avenue, #105
Nashville, TN. 37203
No. M165568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,866.00

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2016.

Notary Public

My Commission Expires: 4-28-19

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aras I. Musa Salih I. Musa 108 Blackpool Drive Antioch, TN 37013	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	173-10-C-22.00

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 **Aras I. Musa, an unmarried man, and Salih I. Musa, an unmarried man, as joint tenants with rights of survivorship**, 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. 2 on the Final Plat, Delvin Downs, Phase I, a Planned Unit Development, of record in Instrument No. 20070807-0094328, 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 the same property conveyed to Capitol Homes, Inc., a Tennessee corporation by Warranty Deed from Magna Development Corp., a Tennessee corporation, dated June 17, 2016, recorded June 20, 2016, of record in Instrument No. 20160620-0062224, Register's office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Magna Development Corp. by Quitclaim Deed from Blackstone Development, Inc., dated May 30, 2015, recorded June 17, 2015, of record in Instrument No. 20150617-0057695, said Register's Office, and further, being the same property conveyed to Blackstone Development, Inc., a Tennessee corporation by Warranty Deed from Capitol Homes, Inc., a Tennessee corporation, dated May 8, 2008, recorded May 14, 2008, of record in Instrument No. 20080514-0049607, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **108 Blackpool Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of October, 2016.

Capitol Homes, Inc., a Tennessee Corporation

By: Larry J. Hasty
Its: Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Larry J. Hasty**, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the **Authorized Signor** of **Capitol Homes, Inc., a Tennessee corporation**, the within named bargainor, a **Tennessee Corporation**, and that he as such **Authorized Signor**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the **Tennessee corporation**, by the said **Larry J. Hasty** as its **Authorized Signor**.

WITNESS my hand and seal at office this 21st 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