THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2016.

Notary Public

My Commission Expires:

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

BILL GARRETT, Davidson County
Trans:T20160102799 DEEDWARR
Recvd: 11/21/16 12:38 2 pgs
Fees:13.00 Taxes:118.40
20161121-0122641

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. P.O. Box 1847 Brentwood, TN 37024	New Owner	173-05-0B-018.00

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, **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. 18 as shown on the Plan of 1st Revision Cottage Grove, of record in Instrument No. 20100406-0025553, 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 Tenn.Contractors, Inc. by Substitute Trustee's Deed from Douglas A. Brace, Substitute Trustee, dated July 7, 2009, recorded July 7, 2009, of record in Instrument No. 20090707-0063489, said Register's Office.

This is ☐ Improved OR ☒ Unimproved property located at: 1856 Cottage Grove Way, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. 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 16 day of November, 2016.

Tenn. Contractors, Inc.,
a Tennessee corporation

By: _____
Tyler L. Ring, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tyler L. Ring, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the President of Tenn. Contractors, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Tenn. Contractors, Inc., by the said Tyler L. Ring as its President.

WITNESS my hand and seal at office this 16 day of November, 2016.

MARCY L. EIBEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Marcy L Eibel
Notary Public

My Commission expires: 9/3/18