WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018102 DEEDWARR
Recvd: 03/02/17 11:04 2 pgs
Fees:13.00 Taxes:832.50
20170302-0020702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

ANNE-MARY POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charles J. Capps, Jr.	F & M Bank	Parcel ID:
233 Bonnafield Drive	10 Cadillac Dr Suite100	07509017800
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Linda M. Loranger and husband, Gerard Loranger

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charles J. Capps, Jr. and Karen M. Capps, husband and wife

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. 1128 on the Plan of Hermitage Hills, Section Nine, as shown by plat of record in Plat Book 3600, page 97, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Linda M. Loranger and husband, Gerard Loranger by deed from Jason Burnett and Jeana Burnett, husband and wife, of record in Instrument 20130102-0000214, said Register's Office, dated December 28, 2012.

This conveyance is subject to Restrictions of record in Book 3864, Page 441, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 97, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 233 Bonnafield Drive, Hermitage, TN 37076

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. 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 23 day of February, 2017.

Linda M. Loranger
Linda M. Loranger

Gerard Loranger
Gerard Loranger

STATE OF Texas
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda M. Loranger and Gerard Loranger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chase Bank, this 23 day of February, 2017.

My Commission Expires: July 14, 2020

Notary Public

LUZ GUTIERREZ
Notary ID # 130739806
My Commission Expires
July 14, 2020