BILL GARRETT, Davidson County
Trans:T20170022949 DEEDWARR
Recvd: 03/17/17 12:37 2 pgs
Fees:13.00 Taxes:1304.60
20170317-0026321

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203
File No. M165343

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$352,594.00**

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2017.

Notary Public

My Commission Expires: 11-3-20

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John A. Nixon, Jr. Jana L. Nixon 2409 Brockman Court Nashville, TN 37211	Waterstone Mortgage Corporation N25 W23255 Paul Road Pewaukee, WI 53072	173-10-C-87.00

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 **John A. Nixon, Jr. and Jana L. Nixon, 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 all of Lot No. 87, Delvin Downs, Phase Two, a Residential Planned Unit Development, as the same appears on survey and plat of record in Instrument No. 20160929-0102578, 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 Blackstone Development, Inc., a Tennessee corporation, dated October 6, 2016, recorded October 11, 2016, of record in Instrument No. 20161011-0107423, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Blackstone Development, Inc., a Tennessee corporation by Quitclaim Deed from Magna Development Corp., a Tennessee corporation and Mark Anthony Travierso, dated May 21, 2015, recorded May 22, 2015, of record in Instrument No. 20150522-0047651, said Register's Office, Tennessee, and further, being a portion of the property conveyed to Magna Development Corp., a Tennessee corporation and Mark Anthony Travierso by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee corporation, dated December 14, 2012, recorded December 17, 2012, of record in Instrument No. 20121217-0115835, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **2409 Brockman Court, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees 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 16th day of March, 2017.

Capitol Homes, Inc., a Tennessee Corporation

X Larry J. Hasty

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 **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 **Capitol Homes, Inc. a Tennessee corporation,** by the said **Larry J. Hasty** as its **Authorized Signor.**

WITNESS my hand and seal at office this 16th day of March, 2017.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jessica Lascelle
Notary Public

My Commission expires: 11.3.20