Record & Return to:
THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2017.

Notary Public
My Commission Expires: 3/8/21

BILL GARRETT, Davidson County
Trans:T20170038273 DEEDWARR
Recvd: 05/05/17 09:48 2 pgs
Fees:13.00 Taxes:288.60
20170505-0044652

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. P.O. Box 1847 Brentwood, TN 37027	Same as Owner	181-10-0-A-037.00CO

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, **Elena V. Malafeeva and husband, Show C. Wong**, 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. 353 on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700, page(s) 913 and 914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Elena V. Malafeeva and husband, Show C. Wong by Special Warranty Deed from GreenBank, dated September 10, 2008, recorded September 16, 2008, of record in Instrument No. 20080916-0094796, as corrected by Scrivener's Affidavit of record in Instrument No. 20081121-0114757, Register's Office for Davidson County, Tennessee.

This is ☐ Improved OR ☒ Unimproved property located at: **6704 Autumn Oaks Drive, Brentwood, TN 37027**

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 GRANTOR paying their prorated share thereof to the GRANTEE 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 4th day of May, 2017.

Elena V. Malafeeva

Show C. Wong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elena V. Malafeeva and Show C. Wong**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of May, 2017.

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission expires: 3/8/21