THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203
M176439

BILL GARRETT, Davidson County
Trans:T20170050717 DEEDWARR
Recvd: 06/14/17 10:10 2 pgs
Fees:13.00 Taxes:1432.17
20170614-0059582

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176439

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $387,073.00

Affiant

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 9th day of June, 2017.

Notary Public

My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Henry L. Johnson, Jr. Patricia A. Johnson 8036 Brockman Lane Nashville, TN 37203	JPMorgan Chase Bank P.O. Box 8000 Monroe, LA 71211	173-10-C-64.00

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 **Henry L. Johnson Jr. and Patricia A. Johnson, 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. 64, 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. 20161011-0107595, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8036 Brockman Lane, 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 Grantee 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 9th day of June, 2017.

Capitol Homes, Inc.

By Larry J. Hasty
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 Signer of Capitol Homes, Inc. a Tennessee corporation, the within named bargainor, a Tennessee corporation, and that he, as such Authorized Signer, 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 Capital Homes, Inc. as its Authorized Signer.

WITNESS my hand and seal at office this 9th day of June, 2017.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 3/3/2020