THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170058132 DEEDWARR
Recvd: 07/07/17 12:48 2 pgs
Fees:13.00 Taxes:222.00
20170707-0068503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$60,000.00~~

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2017.

Notary Public

My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. PO Box 1864 Brentwood, TN 37024	New Owner	87-9-75.00

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 all of Lot No. 20, Final Plat of New Hope Estates, Phase One, as the same appears on survey and plat of record in Plat Book 9700, page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being a part of the same property conveyed to Tenn. Contractors, Inc., a Tennessee corporation by Warranty Deed from Lane Family Partners, L.P., a Tennessee limited partnership, dated September 8, 1999, recorded September 17, 1999, of record in Book 11665, page 821, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: 4868 Myra Drive, Hermitage, TN 37076

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 6th day of July, 2017.

TENN Contractors, Inc.,
a Tennessee corporation

By: _____
Scott Davis, Vice President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Davis, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Vice President of Tenn. Contractors, Inc., the within named bargainor, a corporation, and that he as such Vice 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 Scott Davis as its Vice President.

WITNESS my hand and seal at office this 6th day of July, 2017.

Marcy L Eibel
Notary Public

My Commission expires: 9/3/18

MARCY L. EIBEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY