WARRANTY DEED

Bill Garrett Davidson County
Batch# 4811 DEEDWARR
09/26/2017 09:29:55 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20170926-0098295

MST 2017-1293

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF ~~OCT~~ Sept, 2017

Notary Public

MY COMMISSION EXPIRES: 8/17/19

(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Britni Caplan	New Owner	118 02 1 E 001.00
(NAME)	(NAME)	
837 A Dewees Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Develin, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Britni Caplan and Drew M. Caplin, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDISON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A as shown on the Plan of Dewees Estates II, a Townhouse Planned Unit Development, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Dewees Estates II, (a Planned Unit Development), as shown of record in Instrument Number 20160620-0062633, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being portion of the property conveyed to Develin LLC by Warranty Deed of FBH Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160620-0062632 Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2017 tax a lien on 01/01/2017 but not yet due and payable. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded 20160620-0062633, RODC, TN, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 22, Register's Office for Davidson County, Tennessee.

This property, known as 837 A Dewees Ave, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 22nd DAY OF Sept, 2017.

Develin, LLC

9/22/17

Steve Hoke, CEO

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Steve Hoke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself CEO of Develin, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Steve Hoke, as CEO being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as CEO of said limited liability company.

Witness my hand and official seal at office, this 22nd day of September, 2017

Notary Public

My commission expires: 7-11-2020

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON