Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1396

Bill Garrett Davidson County
Batch# 68683 DEEDWARR
03/13/2018 12:24:58 PM 2 pgs
Fees: $13.00 Taxes: $965.19

20180313-0023656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,861.00

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2018

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

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marvin Lavern Rutherford, Jr. and Ta'Shiqua Deshae Rutherford 3057 Bromley Way Antioch, TN 37013	F & M Bank 10 Cadillac Drive suite 100 Brentwood, TN 37027	149-15-A-388.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Capitol Homes, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Marvin Lavern Rutherford, Jr. and Ta'Shiqua Deshae Rutherford, husband and wife**, hereinafter called the Grantee(s), 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. 96 on the Plan of Phase Ten, Cambridge Forest, as shown by plat appearing of record in Instrument No. 20070103-0001061, in the 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 Danco Property Investments, LLC, a Tennessee limited liability company, dated October 12, 2017, recorded October 16, 2017, of record in Instrument No. 20171016-0105685, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Danco Property Investments, LLC by Warranty Deed from Double M. Partners, LLC, dated September 29, 1999, recorded September 29, 1999, of record in Book 11680, page 863, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3057 Bromley Way, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 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 9th day of March, 2018.

Capitol Homes, Inc., a Tennessee Corporation

By: Larry J. Hasty
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, 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 is the Authorized Signor of Capitol Homes, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of March, 2018.

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

C. M. Corriveau
Notary Public
My Commission expires: 3/8/2021