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

File Number: 1-18-2830

Karen Johnson Davidson County
Batch# 191962 DEEDWARR
02/05/2019 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,455.11
20190205-0010926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $393,273.00

Affiant 02/04/19

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 4th day of February, 2019

Notary Public
My Commission Expires: 9-21-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phu Dinh Le, Phu Tran, Tam Dinh Le 8084 Brockman Lane Nashville, TN 37013	F & M Bank 10 Cadillac Drive suite 100 Brentwood, TN 37027	173-10-C-76.00

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 **Phu Dinh Le and Phu Tran, husband and wife and Tam Dinh Le, a married man, as joint tenants with rights of survivorship,** 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 all of Lot No. 76, Delvin Downs, Phase Three, as shown on survey and plat appearing of record in Instrument No. 20180821-0082850, 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, recorded September 7, 2018, in Instrument No. 20180907-0089033, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Blackstone Development, Inc., a Tennessee corporation by Quitclaim Deed from Landcrest General Partnership, a Tennessee general partnership, recorded June 19, 2017, in Instrument No. 20170619-0061139, as corrected in Instrument No. 20170630-0066144, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **8084 Brockman Lane, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2019 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 February, 2019.

GRANTOR:

Capitol Homes, Inc., a Tennessee Corporation

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, 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 4th day of February, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO

_____
Notary Public
My Commission expires: 9-26-21

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY