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

File Number: 1-19-4148

Karen Johnson Davidson County
Batch# 235455 DEEDWARR
05/28/2019 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.69
20190528-0050257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $399,916.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2019

Notary Public
My Commission Expires: 9-20-21

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Tarek Mentouri<br>1801 Glade Street<br>Nashville, TN 37207 | Highlands Residential Mortgage, Ltd<br>12001 N. Central Expy<br>Ste 750<br>Dallas, TX 75432 | 71-5-223.00 |

# 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 **Tarek Mentouri, a single man**, hereinafter called the Grantee(s), his 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 more particularly described as Lot No. 114 on the Map of Brooklyn Heights, as of record in Book 332, page 140, in the Register's Office for Davidson County, Tennessee.

Said Lot 114 fronts 46 feet on the south side of Glade Avenue and runs back between parallel lines 140 feet to an alley along the easterly margin of Page Street (now Haynes Street).

Being the same property conveyed to Capitol Homes, Inc., a Tennessee corporation by Warranty Deed from D-Cor Development, LLC, a Tennessee limited liability, dated August 9, 2018, recorded August 10, 2018, of record in Instrument No. 20180810-0079083, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to D-Cor Development, LLC, a Tennessee limited liability by Quitclaim Deed (straw man for the purpose of creating new parcel) from Christopher B. Butler, Trustee, dated June 12, 2018, recorded June 19, 2018, of record in Instrument No. 20180619-0058938, said Register's Office; and further, being a portion of the property conveyed to D-Cor Development, LLC, a Tennessee limited liability company by Warranty Deed from Joe Howard, dated December 7, 2016, recorded December 9, 2016, of record in Instrument No. 20161209-0129490, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **1801 Glade Street, Nashville, TN 37207.**

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.



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**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 24th day of May, 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 24th day of May, 2019.

_____
Notary Public
My Commission expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



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# True Copy Certification

I, Christopher M. Corriveau, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

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

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

