This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5819

Karen Johnson Davidson County
Batch# 323997 DEEDWARR
12/03/2019 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20191203-0124487

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2nd day of December, 2019

Notary Public
My Commission Expires: 10-2-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. PO Box 1847 Brentwood TN 37024	New Owner	173-10-D-19.00

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, **Blackstone Development, Inc., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Capitol Homes, Inc., a Tennessee corporation**, hereinafter called the Grantee(s), its successors 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. 19 Phase Six, Delvin Downs, according to survey and plat of same appearing of record in Instrument No. 20191004-0101944, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

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, dated January 30, 2019, recorded January 30, 2019, of record in Instrument No. 20190130-0009050, Register's Office for Davidson County, Tennessee; and further, being all of the same property conveyed to Landcrest General Partnership, a Tennessee general partnership by Warranty Deed from Linda Whittaker, a single woman, dated March 17, 2017, recorded March 21, 2017, of record in Instrument No. 20170321-0027474, Register's Office for Davidson County, Tennessee, combined with a portion of the property conveyed to Landcrest General Partnership, a Tennessee general partnership by Quitclaim Deed from Blackstone Development, Inc., a Tennessee corporation, dated January 6, 2017, recorded January 11, 2017, of record in Instrument No. 20170111-0003266, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **304 Boddington Lane, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of 2019 and prior years 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 2nd day of December, 2019.

GRANTOR:

Blackstone Development, Inc., a Tennessee corporation

By: Larry J. Hasty
Larry J. Hasty, Secretary

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 Secretary of Blackstone Development, 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 2nd day of December, 2019.

WESSLEY WISCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

201912030124487

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

