Karen Johnson Davidson County
Batch# 785977 DEEDWARR
01/10/2022 01:59:21 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20220110-0002805

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Heather H Caponi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Dec., 2021

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2021-2304

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
Christopher M. Caponi and Heather Hews Caponi	new owner	156-05-0A-049.00-CO
(NAME)	(NAME)	
1108 Smokewood Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **C. Edward Loyal, Single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher M. Caponi and Heather H. Caponi, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 49 on the Plan of Harpeth Village PUD, Section 2, Phase 1, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants Conditions and Restrictions for Harpeth Village PUD, of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to C. Edward Loyal, single man by Warranty deed from Danco Development Inc., dba Franklin Heritage Homes of record in Instrument No. 20130910-0095322 Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 10, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of Final Plat of Harpeth Village P.U.D. of record in Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the P.U.D. Boundary Plat of record in Instrument No. 20051227-0153838, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of Resubdivision of Open Space Plat of record in Instrument No. 20080618-0062694, Register's Office of Davidson County, Tennessee. Restrictions of record in Book 5653, Page 679 and Book 6044, Page 104, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions

Return to:
Tandy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BYRE-211108

and Restrictions of record in Instrument No. 20070507-0054445, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20090121-0005246, as subject to Addendum of record in Instrument No. 20090123-0006190, and as amended in Instrument No. 20161006-0105961, Register's Office for Davidson County, Tennessee. By-Laws of Harpeth Village HOA of record in Instrument No. 20090121-0005247, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070829-0103594, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20070829-0103726, in the Register's Office for Davidson County, Tennessee. Easement to Comcast of record in Instrument No. 20081107-0110815, in the Register's Office for Davidson County, Tennessee.

This property, known as 1108 Smokewood Way, Nashville, TN 37221
(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 30 DAY OF Dec., 2021.

C. Edward Loyal

C. Edward Loyal

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, C. Edward Loyal, Single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of December, 2021.

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024