Davidson County DEEDWARR
Recvd: 03/10/11 16:11 3 pgs
Fees:18.00 Taxes:214.60
20110310-0019284

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **March, 2011**

Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE STATE OF NOTARY PUBLIC LAURIE M. HARRIS

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capital Homes, LP (NAME)	NEW OWNER (NAME)	108 L 003 7200
320 Elberta Street, Ste B (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Mortgage Asset Recovery,Inc**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Capital Homes, LP**, hereinafter called the Grantee, 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 Lot No. 172B on the plan of the Zone Lot Division , Percy Priest Woods, Section 4, Lots 172-180, of record in Book 6250, Page 993, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Mortgage Asset Recovery, Inc. by deed from U.S. Bank, National Association, N.D., dated 12/12/10 of record in Instrument No. 20110120000562 4, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 911 Hammack Drive, Nashville, TN 37214

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, has 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 our hands this **4th** day of **March, 2011**

Mortgage Asset Recovery, Inc

BY: Kathleen Ann Wallace

STATE OF CALIFORNIA
COUNTY OF Contra Costa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared KATHLEEN ANN WALLACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Corporate Secretary and is authorized to execute the instrument on behalf of Mortgage Asset Recovery Inc, the within named bargainor, and that he/she as such Corporate Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of Mortgage Asset Recovery, Inc.by himself/herself as Corporate Secretary

Witness my hand and seal this 3rd day of March, 2011.

Siavash Haddad
Notary Public

My Commission Expires: Nov 24, 2012

SIAVASH HADDAD
COMM. # 1824269
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Nov. 24, 2012

I, Dawn D Chase 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D Chase 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: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).