WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110041753 DEEDWARR
Recvd: 07/12/11 09:30 2 pgs
Fees:13.00 Taxes:419.95
20110712-0053131

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$113,500.00.**

Affiant

Subscribed and sworn to before me this 11th day of July, 2011.

Notary Public
My Commission expires: 9-9-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shari L. Carter Mari N. Carter	First Community Mortgage, Inc.	10816037200
911 Hammack Drive	275 Robert Rose Drive	
Nashville, TN 37214	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Capital Homes, L.P.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shari L. Carter, au unmarried woman, and Mari N. Carter, an unmarried woman.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 172B on the plan of Zone Lot Division of Lots 172 through 180, Percy Priest Woods, Section 4, of record in Plat Book 6250, page 993, amending Plat Book 6250, pages 356 and 357, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Capital Homes, LP by Warranty Deed from Mortgage Asset Recover, Inc. dated 3/4/11 of record in Instrument Number 20110310-0019284, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 6250, page 993, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6984, page 865; Book 6020, page 270; Book 6097, page 11; and Instrument Number 20041013-0123130, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6147, page 823; Book 6147, page 886; Book 7430, page 167; and Book 7430, page 201, Register's Office for Davidson County, Tennessee.

This is improved property known as: **911 Hammack Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 8, 2011.

Capital Homes, L.P.
By: LATIPAC, LLC, General Partner

Member
By: Brandon Rumbley, Member

By _____ member
Jason Dodge, Member

By: _____ member
Brandon McDonald, Member

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of July, 2011, before me, appeared Brandon McDonald, Brandon Rumbley, and Jason Dodge, to me personally known (or proved to me on the basis of satisfactory evidence), who upon their oaths acknowledged themselves to be the Members of Latipac, LLC and General Partner of Capital Homes, LP the within named bargainer, and that they as such Members of Latipac, LLC and General Partner of Capital Homes, LP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 1-6-14
NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY