WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/11 09:54 2 pgs
Fees:13.00 Taxes:277.50
20110722-0056217

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00**

Affiant

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

Notary Public
My Commission expires: 1-10-14
(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:
Capital Homes, LP	New Owner	06408001100
320 Elberta Street, Suite B		
Nashville, TN 37210	,	

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, **Valerie J. Hentz**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Capital Homes, L.P.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 333 on the Plan of Sherwood Forest, Section 4, as of record in Book 4450, page 182 & 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William H. Brandsasse and wife, Patsy Brandsasse by Warranty Deed from Jack Martz and wife, Alma A. Martz dated 7/2/90 of record in Book 8153, page 398, Register's Office for Davidson County, Tennessee.

Said Patsy Brandsasse having since conveyed her interest in said property to William H. Brandsasse and wife, Patsy L. Brandsasse dated 7/2/90 of record i n Book 8153, page 398, Register's Office for Davidson County, Tennessee.

Valerie J. Hentz received interest in the above described property by virtue of being the receipient of the real estate under the provisions of the decedent's Will, file with the Petition for Probate of Will and Granting Letters of Testamentary, in the Probate Court of Davidson County, State of Tennessee, Case No. 11P-198, an undivided fee simple interest.

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, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, page 182 and 1836, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4704, page 448, Register's Office for Davidson County, Tennessee.
- Property sold "as-is"

This is improved property known as: **4825 Cascade Drive, Old Hickory, TN 37138-4130**

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 11, 2011.

Valerie J. Hentz

Valerie J. Hentz

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Valerie J. Hentz** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 11, 2011

My commission expires 6/24/2012

Toni M Waynick

Notary Public

TONI M WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 24, 2012

I, Andy Maloney, 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 Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY