WARRANTY DEED

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20110052073 DEEDWARR
Recvd: 08/24/11 08:18 2 pgs
Fees:13.00 Taxes:506.90

20110824-0065338

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $137,000.00

Affiant

Subscribed and sworn to before me this 19 day of Aug 2011, 20___.

Notary Public

My Commission expires: 6-18-12

(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:
Jeremy S. Spencer	Nationstar Mortgage	176-05-0-058.00
100 Sunshine Court	805 S. Church Street	
Antioch, TN 37013	Murfreesboro, Tn 37130	

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 **Jeremy S. Spencer and wife, Michelle R. Spencer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 20 on the Final Plan of Hickory Woods Subdivision, Section B as of record in Book 6900, page 512, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Capital Homes, LP by Special Warranty Deed from HSBC Mortgage Services, Inc. dated 3/28/11 and found of record in Instrument Number 20110404-0025751, 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:

- Subject to all matters as shown on the Plan of record in 6900 Book 512, page 512, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7422, page 304; Book 7857, page 94; Book 7876, page 75; Book 9616, page 470; Book 9616, page 477; Book 9678, page 187; Book 9764, page 44; and Instrument Number 20011015-0111957, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7932, page 648 and Instrument Number 20031010-0150800, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7857, page 87; Book 7876, page 67; and Book 9680, page 319, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 9786, page 293, Register's Office for Davidson County, Tennessee.
- Rules & Regulations of record in Instrument Number 20010614-0062709, Register's Office for Davidson County, Tennessee.
- Architectual Review Committee of record in Instrument 20010614-0062710, Register's Office for Davidson County, Tennessee

This is improved property known as: **100 Sunshine Court, Antioch, TN 37013**

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 August 19, 2011.

Capital Homes, LP
BY: LATIPAC, LLC, General Partner

BY: _____
Brandon Rumbley, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of August, 20 11, before me, appeared **Brandon Rumbley,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Managing Member** of **LATIPAC, LLC, LLC,** and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Brandon Rumbley** acknowledged said instrument to be the free act and deed of said corporation (or association).

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

_____ My Commission Expires: 7/6/15
NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY