WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$205,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of February, 2012

Notary Public

My Commission expires: 1-6-14 (Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/02/12 11:18 2 pgs
Fees:13.00 Taxes:758.50
20120302-0018438

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:
James W. Trease	FirstBank	097-08-0-082.00
6048 Port Anadarko Trail	3500 Blue Lake Drive, Suite 325	
Hermitage, TN 37076	Birmingham, AL 35243	

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 **James W. Trease and Dorothy E. Trease, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 291 on the plan of Lake Park, Section Thirteen, of record in Book 4955, page 97, 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, L.P., from Jamie C. McClure, by deed on September 16, 2011, of record in Instrument Number 20110923-0073961, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jamie C. McClure by Warranty Deed from Kathy M. Denny and husband, William J. Denny dated 4/20/05 of record in Instrument Number 20050428-0047292, 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 2012 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 4955, page 97 Davidson, Register's Office 5187 County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5187, page 711, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6048 Port Anadarko Trail, Hermitage, TN 37076**

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 February 29, 2012.

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

BY: _____
Jason Dodge, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of February, 2012, before me, appeared **Jason Dodge,** 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 **Jason Dodge** 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: 1-6-14
NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

_____ My commission expires: 7/6/15
Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY