WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$32,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of March 20 12

Notary Public

My Commission expires: 1-6-14
(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:
Lisa Kilby	First Bank	081-07-0-314.00
1816 14th Avenue N.	2021 Hamilton Place Blvd. Suite A	
Nashville, TN 37208	Chattanooga, TN 37421	

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 **Lisa Kilby**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of W. S. Settle's Subdivision of Lot No. 7 of the Woodward Property of record in Plat Book 57, page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Capital Homes, LP, a Tennessee Limited Partnership by Warranty Deed from Janie M. Gray a/k/a Janie Gray, Married dated 11/14/11 of record in Instrument Number 20111115-0089237, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie Gray by Quitclaim Deed from Ivey Gray dated 6/23/92 of record in Book 8742, page 581, 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 2012and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, page 132, Register's Office Davidson County, Tennessee.

This is improved property known as: **1816 14th Avenue North, Nashville, TN 37208**

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 March 27, 2012.

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

BY: _____, member
Brandon Rumbley, Managing Member

Davidson County DEEDWARR
Recvd: 04/09/12 08:21 2 pgs
Fees:13.00 Taxes:118.40
20120409-0029519

STATE OF TENNESSEE

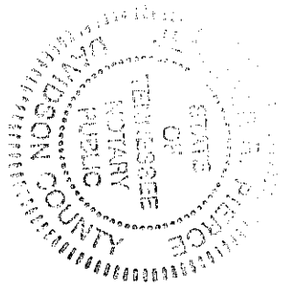
COUNTY OF DAVIDSON

On this 27th day of March, 2012, 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: 1-6-14

NOTARY PUBLIC



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: 7/6/15

