**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd**
**Suite 203A**
**Nashville, Tennessee 37215**

**CRT File No. 12061031**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is geater, for this transfer is: $242,999.00.

Affiant

Subscribed and sworn to before me, this14th day of September, 2012.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20120070363 DEEDWARR
Recvd: 09/18/12 14:15 2 pgs
Fees:13.00 Taxes:899.10
20120918-0084825

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Kristen L. Bakevich<br>1107 Glenview Drive<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>094-01-0-164.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Capital Homes, LP, a Tennessee limited partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen L. Bakevich, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 30, HAYNIE'S CENTRAL PARK PLAN, as shown on plat of record in Plat Book 161, Page 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Lois Jean Hatcher, unmarried to Capital Homes, LP as recorded on the 27th day of December, 2011 in Instrument No. 20111227-0100650 and Warranty Deed from Patricia Renate Perry, unmarried to Lois Jean Hatcher as recorded on the 15th day of September, 1986 in Deed Book 6978, Page 841, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAYNIE'S CENTRAL PARK PLAN, as recorded in Plat Book 161, Page(s) 116.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1107 Glenview Drive Nashville TN 37206.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of September, 2012.

Capital Homes, LP
By Latipac, LLC

By: Brandon Rumbley, Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Rumbley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a member of Latipac, LLC and Capital Homes, LP, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of September, 2012

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014