BILL GARRETT, Davidson County
Trans:T20120092742 DEEDWARR
Recvd: 12/05/12 08:50 2 pgs
Fees:13.00 Taxes:592.00
20121205-0111723

WARRANTY DEED

KW12-0730

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2012

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelienne Verdier	Fifth Third Mortgage Company	
730 Greymont Drive	(NAME) 5001 Kingsley Drive MD:1MOCBQ	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Cincinnati, OH 45227	119-08-108.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAPITAL HOMES, LP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELIENNE VERDIER,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* a married person

Land in Davidson County, Tennessee, being Lot No. 74 and part of Lot No. 75 on the Map of Glencliff Estates, Section 2, as of record in Plat Book 1130, Pages 77 & 78, Register's Office for said County, and more particularly described according to a survey made by John Kohl, Surveyor, dated July 21, 1965, as follows:

Beginning at a point on the southwesterly margin of Greymont Drive, at the common front corner of Lots 73 and 74; thence in a southwesterly direction 349.2 feet to a point; thence southeastwardly 135.1 feet to a point; thence northeastwardly 355.5 feet to a point; thence in an easterly direction 31 feet to a point in the southwesterly margin of Greymont Drive; thence along said margin of said Drive, northwestwardly 162.5 feet to the point of beginning.

Being the same property conveyed to Gene Marshall Mathis et ux Barbara F. Mathis by Deed from Atlas Construction Company, a Tennessee Corporation of record in Book 3920, Page 326, Register's Office for Davidson County, Tennessee, dated July 30, 1965, recorded August 6, 1965. The said Gene Marshall Mathis having since died.

Being the same property conveyed to Kudzu Real Estate, Inc. by Deed from Barbara F. Mathis, unmarried of record in Instrument No. 20120706-0059530, Register's Office for Davidson County, Tennessee, dated July 5, 2012, recorded July 6, 2012.

Being the same property conveyed to Capital Homes, LP by Deed from Kudzu Real Estate, Inc. of record in Instrument No. 20120716-0062240, Register's Office for Davidson County, Tennessee, dated July 13, 2012, recorded July 16, 2012.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1130, pages 77 & 78, Book 4160, page 276, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is Improved (X) property, known as 730 Greymont Drive, Nashville, Tennessee 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 16th day of November, 2012.

Capital Homes, LP
By: Latipac, LLC, Partner

BY: _____ member Latipac LLC
Brandon Rumbley, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of November, 2012, before me personally appeared Brandon Rumbley, Member of Latipac, LLC, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged Latipac, LLC to be a partner of Capital Homes, LP, the within named bargainor, a partnership, and that as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of November, 2012.

_____
Notary Public

My Commission Expires: 8/29/2014

(SEAL)

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959