WARRANTY DEED

R-VRES-13-01201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

PAMELA A NALLS
Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

C. Lot Carney
NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOT CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela A. Nalls	Churchill Mortgage Corporation	
1201 Fuller Street (ADDRESS)	761 Old Hickory Blvd., STE 400 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	053-02-0-015.00

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 PAMELA A. NALLS, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 290 ON THE PLAN OF SECTION C-2, VILLAGE OF OLD HICKORY OF RECORD IN PLAT BOOK 1835, PAGE 29, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CAPITAL HOMES LP BY DEED FROM CHARLES STANFORD, JR. HEIR AT LAW OF SAVELLA B. STANFORD OF RECORD AT INSTRUMENT NO. 20120913-0083068, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 30, 2012 AND RECORDED ON SEPTEMBER 13, 2012.

BEING THE SAME PROPERTY CONVEYED TO SAVELLA B. STANFORD, INDIVIDUALLY FROM SAVELLA B. STANFORD, SURVIVING SPOUSE OF CHARLIE STANFORD, BY DEED DATED SEPTEMBER 18, 1986, IN BOOK 6987, PAGE 716, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SAVELLA B. STANFORD HAVING SINCE DIED INTESTATE MARCH 17, 2006, LEAVING CHARLES STANFORD, JR. AS HER ONLY HEIR AT LAW, SEE AFFIDAVIT OF HEIRSHIP RECORDED IN INSTRUMENT NO. 20120913-0083067, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1835, PAGE 29, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1201 Fuller Street, Old Hickory, Tennessee 37138
(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.

BILL GARRETT; Davidson County
Trans:T20130026482 DEEDWARR
Recvd: 04/02/13 11:12 2 pgs
Fees:13.00 Taxes:418.10
20130402-0032291

Witness my/our hand(s) this 29th day of March, 2013.

LATIPAC, LLC, General Partner of Capital Homes, LP

BY: _____, member
Jason Dodge, Member of LATIPAC, LLC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, JASON DODGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be a MEMBER of LATIPAC, LLC, General Partner of CAPITAL HOMES, LP, the within named grantor, and that he, being authorized to do so, executed the within instrument for the purposes therein contained by signing his name on behalf of LATIPAC, LLC, General Partner of CAPITAL HOMES, LP.

Witness my hand and official seal, this the 29 day of March, 2013.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903