Box 10-B

BILL GARRETT, Davidson County
Trans:T20130043939 DEEDWARR
Recvd: 05/24/13 16:28 2 pgs
Fees:13.00 Taxes:203.50
20130524-0053134

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **KEN HAMILTON AND MIKE WISSEL** | **KEN HAMILTON** | **072-11-0-007.00** |
| (NAME) **532 HUNTING HILLS DRIVE** | (NAME) **532 HUNTING HILLS DRIVE** | |
| (ADDRESS) **MT. JULIET, TN 37122** | (ADDRESS) **MT. JULIET, TN 37122** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIKE WISSEL, MARRIED, AS TO AN UNDIVIDED 1% INTEREST, AND KEN HAMILTON, MARRIED, AS TO AN UNDIVIDED 99% INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 5 on the unrecorded Map of Batson Oakley Subdivision, and described according to a copy of a survey thereof, made by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the southerly margin of Huffine Street at the corner of Lots 4 and 5; thence with the lines between said lots, southerly 214.5 feet to the north line of Lot No. 3; thence along the north line of Lots 2 and 3, easterly 43 feet to the corner of Lot 6; thence with the line between Lots 6 and 5, northerly 215.6 feet to the south margin of Huffine Street; thence with margin of the same, westerly 49.6 feet to the point of beginning.

Being the same property conveyed to CAPITAL HOMES LP, by deed dated April 15, 2013 from WILLIAM SHEFFIELD, of record as Instrument No. 20130416-0038014, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **1414 HUFFINE STREET, NASHVILLE, TN 37216**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 24 day of May, 2013.

**CAPITAL HOMES LP**

**By: LATIPAC, LLC – General Partner**

, member

**By: Brandon Rumbley, Member**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public 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,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **Latipac, LLC** to be the **General Partner of Capital Homes LP,** the within-named bargainor, a Tennessee Limited Partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 24 day of May, 2013.

**My Commission expires: MAY 5, 2015**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON