BILL GARRETT, Davidson County
Trans:T20130060223 DEEDQC
Recvd: 07/15/13 15:22 2 pgs
Fees:12.00 Taxes:0.00
20130715-0073126

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Rosemary Partners, LLC 203 Point East Drive Nashville, TN 37216	same	11905003300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Capital Homes, L.P., the Grantor, have this day bargained and sold and do hereby transfer, convey and quitclaim unto Rosemary Partners, LLC, the Grantee, its successors and assigns forever, all of its right, title and interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

> Being the Southeast corner of Lot 31 on the Plan of Cumberland Nurseries, of record in Plat Book 161, page 139, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection by John Kohl & Company, P.C. dated April 13, 1999, License No. 1659, whose address is 400 7th Avenue, South, Nashville, Tennessee 37203.
>
> Said part of Lot 31 fronts 75 feet on the northerly side of Elbert Street and runs back between parallel liens 248 feet to a dead line.
>
> Being the same property conveyed to Capital Homes, L.P. by deed from M-Pulse Properties, LLC of record in Instrument No. 20120302-0018443, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 320 Elberta Street, Nashville, TN 37210.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by its duly authorized officer subscribing his signature this 31 day of May, 2013.

CAPITAL HOMES, L.P.

By: Latipac, LLC the General Partner of Capital Homes, LP

Robert Brandon McDonald, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Brandon McBroom with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Latipac, LLC which is the General Partner of Capital Homes, L.P., the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Capital Homes, L.P., by himself as Member of the General Partner, Latipac, LLC.

Witness my hand and seal, at office in Nashville, Tennessee this 31 day of May, 2013.

My Commission Expires:
07/07/2014.

NOTARY PUBLIC

MELINDA M. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 31st day of May, 2013.

My Commission Expires:
07/07/2014

NOTARY PUBLIC

MELINDA M. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY