Box 10-B

BILL GARRETT, Davidson County
Trans:T20130076316 DEEDWARR
Recvd: 09/04/13 10:43 2 pgs
Fees:13.00 Taxes:392.20

20130904-0093038

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 $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 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
RILEY CURRY, ET UX	**POLI MORTGAGE GROUP, INC.**	**119-06-0-251.00**
(NAME) **2690 HARTFORD DRIVE**	(NAME) **685 CANTON STREET, SUITE 200**	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS) **NORWOOD, MA 02062**	
(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, **WE, CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RILEY CURRY AND WIFE, REBECCA CURRY,** 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. 3 on the Plan of Bryant Heights, as of record in Plat Book 1835, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Capital Homes LP, a Tennessee Limited Partnership, by deed from Samuel H. Ellis and wife, Janice D. Blessing-Ellis, of record in Instrument No. 20130610-0058873, dated June 10, 2013, Register's Office for Davidson County, Tennessee.

This conveyance is subject all matters shown on the plan of record in Plat Book 1835, page 126, Restrictive Covenants of record in Book 2086, page 493 and any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2690 HARTFORD DRIVE, NASHVILLE, TN 37210**
(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 3rd day of September, 2013.

CAPITAL HOMES LP
BY: LATIPAC, LLC- GENERAL PARTNER

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 office, this 3rd day of September, 2013.

My commission expires: **May 5, 2015**

Notary Public

