(1)

BILL GARRETT, Davidson County
Trans:T20130080485 DEEDWARR
Recvd: 09/17/13 12:48 2 pgs
Fees:13.00 Taxes:828.25

20130917-0097895

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 $223,8500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH 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
TED CROCKETT	Same as New Owner	**072-15-0E-002.00-CO**
(NAME) **2009 CAHAL AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(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 GRANTEE, 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 **TED CROCKETT,** Single man, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit "B" as described in the Declaration of Covenants, Conditions and Restrictions for Cahal Avenue Townhomes, a Planned Unit Development with Private Elements, as recorded in Instrument No. 20130401-0031815, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set for in said Declaration.

Being a portion of the same property conveyed to Capital Homes LP by deed from Michael C. Tinsley and Mickey Tinsley, as joint tenants with right of survivorship, of record as Instrument No. 20120731-0067335, dated July 30, 2012, said Register's Office. Also being a portion of the same property conveyed to Capital Homes, LP by deed from Rosemary Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20120723-0064676, dated July 20, 2012, said Register's Office.

This conveyance is subject all matters shown on the plan of record in Instrument No. 20130308-0023402; Grant of Easement of record as Instrument No. 20130409-0035120; Declaration of Covenants, Conditions, and Restrictions for Cahal Avenue Townhomes, a Planned Unit Development with Private Elements, including but not limited to, easements, assessments, special assessments, charges and liens, of record as Instrument No. 20130401-0031815, said Register's Office, 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 **2009 CAHAL AVENUE, NASHVILLE, TN 37206**
(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 13th day of September, 2013.

CAPITAL HOMES LP
BY: LATIPAC, LLC- GENERAL PARTNER

member

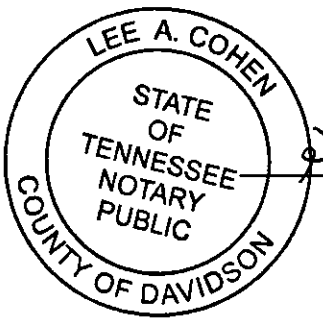
BY: BRANDON RUMBLEY, MEMBER

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 office, this13th day of September, 2013.

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



Notary Public