Box 10-B

BILL GARRETT, Davidson County
Trans:T20140017697 DEEDWARR
Recvd: 03/17/14 11:17 2 pgs
Fees:13.00 Taxes:887.63
20140317-0021825

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 $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2014.

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
BRADLEY R. JOHNSON, ET UX	**CAPSTAR BANK DBA FARMINGTON MORTGAGE**	**091-06-0-358.00**
(NAME) **5503A LOUISIANA AVE.**	(NAME) **2002 RICHARD JONES ROAD, SUITE 300A**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NASHVILLE, TN 37215**	
(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 **BRADLEY R. JOHNSON AND NEELA A. GRAHAM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HER 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. 1404 in Block 22, as shown on the map entitled Plan No. 2 of West Nashville, Tennessee of record as Plat Book 57, page 172, Register's Office for Davidson County, Tennessee and further being described according to survey by David P. Brackman, RLS #1684, Brackman Land Surveying, 1707 Gale Lane, Nashville, TN 37212 dated August 30, 2013 as follows:

Beginning at an iron pin on the right of way of Louisiana Avenue, said point being 60 feet west of the SW intersection of Louisiana and 55th Avenue, North;

Thence with ROW of Louisiana, N 87 deg 33 min 00 sec E 25.00' to an iron pin;
Thence S 02 deg 40 min 03 sec E 149.66' to an iron pin at an alley;
Thence with alley, S 87 deg 33 min 00 sec W 25.00' to an iron pin;
Thence N 02 deg 40 min 03 sec W 149.66' to the point of beginning, containing 3741.35 square feet.

Being a portion of the same property conveyed to Capital Homes LP, a Tennessee Limited Partnership, from William K. Jones and wife, Sandra D. Jones, by deed dated June 21, 2013 of record as Instrument No. 20130624-0064462, Register's Office for Davidson County, Tennessee. Being further conveyed to Capital Homes, LP, by deed from Lee A. Cohen, Trustee, of record in Instrument No. 20130904-0093057, dated September 3, 2013, said Register's Office.

This conveyance is subject all matters shown on the plan of record in Plat Book 57, page 172 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 5503A LOUISIANA AVE., NASHVILLE, TN 37209
(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 14th day of March, 2014.

CAPITAL HOMES LP
BY: LATIPAC, LLC- GENERAL PARTNER

BY: JASON DODGE, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Jason Dodge,** 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 14th day of March, 2014.

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

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON