BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140036350 DEEDWARR
Recvd: 05/23/14 12:27 2 pgs
Fees:13.00 Taxes:286.75

20140523-0044737

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 $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF **MAY, 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 |
|---|---|---|
| **CAPITAL HOMES LP** | **SAME** | **072-05-0-106.00** |
| (NAME) **203 POINT EAST DRIVE** | (NAME) | **072-06-0-190.00** |
| (ADDRESS) **NASHVILLE, TN 37216** | (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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DORRIS B. CALVIN, JR.,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lots 23, 25 and 26 as shown on the map entitled Casper Zopfi's Place, of record in Plat Book 547, page 22, 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 Dorris B. Calvin, Jr., by deed from Donald Richard Coffey, of record in Instrument No. 20130122-00069595, dated January 16, 2013, said Register's Office.

This conveyance is subject to all matters as set out on the plan of record in Plat Book 547, page 22; Right of Way for Roadway purposes as set out in Book 1681, Page 99; Book 1727, page 604, Book 8332, Page 916; Sanitary Sewer Easement as set out in Book 4236, page 199; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

***THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR***

unimproved ( X )
This is improved( X ) property, known as **1047 E. TRINITY LANE & 1044 ZOPHI 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 23 day of May, 2014.

**DORRIS B. CALVIN, JR.**

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorris B. Calvin, Jr.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of May, 2014.

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




Notary Public