Box 10-B

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 $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 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
EMILY MEGAN MCDONALD	FARMINGTON MORTGAGE, A DIVISION OF CAPSTAR BANK	**072-14-0E-002.00-CO**
(NAME) **1514 B STRAIGHTWAY AVENUE**	(NAME) 2002-RICHARD JONES ROAD, STE. 300A	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140036754 DEEDWARR
Recvd: 05/27/14 13:15 2 pgs
Fees:13.00 Taxes:943.13
20140527-0045320

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 **EMILY MEGAN MCDONALD, A SINGLE WOMAN,** 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 Unit No. B, on the plan of 1514 Straightway Avenue Townhomes as shown on Exhibit B to the Declaration and Master Deed Establishing A Horizontal Property Regime For 1514 Straightway Avenue Townhomes of record in Instrument No. 20131218-0128019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Capital Homes LP, a Tennessee Limited Partnership, by deed from Wallace C. Evans, d/b/a WACECO, a sole proprietorship, of record in Instrument No. 20131018-0109290, dated October 18, 2013, Register's Office for Davidson County, Tennessee.

This conveyance is subject all matters shown on the plan of record in Book 332, page 91, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Declaration and Master Deed Establishing A Horizontal Property Regime for 1514 Straightway Avenue Townhomes of record in Instrument No. 20131218-0128019, said Register's Office; Annual Assessments and Special Assessments as set forth in the Declaration and Master Deed Establishing A Horizontal Property Regime for 1514 Straightway Avenue Townhomes of record in Instrument No. 20131218-0128019, said Register's Office; Easements as set forth in the Declaration and Master Deed Establishing a Horizontal Property Regime for 1514 Straightway Avenue Townhomes of record in Instrument No. 20131218-0128019, 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 **1514 B STRAIGHTWAY 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 27 day of May, 2014.

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 27 day of May, 2014.

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

Lee A. Cohen
Notary Public