This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 4863C

ADDRESS NEW OWNER:
Capital Homes LP
203 Point East Drive
Nashville, Tennessee 37216

BILL GARRETT, Davidson County
Trans:T20140044398 DEEDWARR
Recvd: 06/23/14 15:43 2 pgs
Fees:13.00 Taxes:125.80
20140623-0054706

SEND TAX BILL TO:
Owner

MORTGAGEE:
Blanton McDonald
10530 West Vassar Drive
Lakewood, CO 80227

MAP **119**
GROUP **05-0**
PARCEL **420.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Luis A. Alva, married** 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 heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 155 on the Plan of Cumberland Nurseries Resubdivision of Lots Nos. 3, 4, 5, and 6 of record in Book 332, Page 148, Register's Office for said County.

Said Lot No. 155 fronts 50 feet on the southerly margin of Lutie Street and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Luis A. Alva, unmarried by deed from John R. Wall, Jr. and wife, Christina Ribbons dated June 25, 1998, of record in Book 10999, Page 682, Register's Office for Davidson County, Tennessee.

The above property is not the marital residence of Luis A. Alva.

This is improved property known as 105 Lutie Street, Nashville, Tennessee 37210. Possession is to be given on June 23, 2014.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23rd day of June, 2014.

Luis A. Alva

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Luis A. Alva**, the bargainors, 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 23rd day of June, 2014.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10.24.14

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STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $34,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of June, 2014.

Lee A. Cohen

NOTARY PUBLIC

My Commission Expires: May 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON