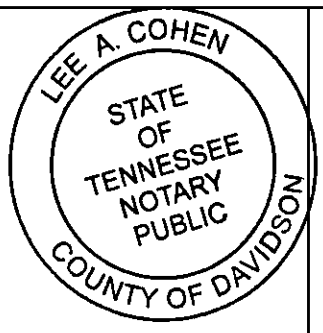


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,010.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July, 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
CATHY J. PHILLIPS, ET VIR	**BANK OF AMERICA, N.A.**	**061-16-0-369.00**
(NAME)	(NAME)	
1243 ARDEE AVENUE	**P.O. BOX 961291**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	**FT. WORTH, TX 76161**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140047865 DEEDWARR
Recvd: 07/03/14 14:57 2 pgs
Fees:13.00 Taxes:1113.74
20140703-0059081

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 GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHY J. PHILLIPS AND HUSBAND, DOUGLAS H. PHILLIPS,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 47 of Block "C" as shown on the map entitled Resubdivision of Sunnymeade, Unit No.1, Subdivision of Sunnymeade Unit No. 2, of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Capital Home LP, a Tennessee Limited Partnership, from James Poole and wife, Alida Poole, by deed dated November 25, 2013, of record in Instrument No. 20131125-0120969, said Register's Office. Being further conveyed to Capital Homes LP, a Tennessee Limited Partnership, from Lee A. Cohen, Trustee, by quitclaim deed of record in Instrument No. 20131125-0120970, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 974, pages 56 and 57, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4766, page 441, said Register's Office; 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.

Unimproved ( )
This is improved(X) property, known as **1243 ARDEE AVENUE, 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 3rd day of July, 2014.

CAPITAL HOMES LP
BY: LATIPAC, LLC- GENERAL PARTNER

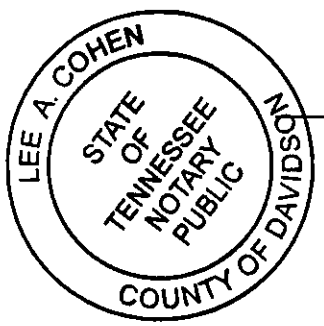
BY: BRANDON RUMBLEY, MEMBER

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 3rd day of July, 2014.

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



Lee A. Cohen
Notary Public