WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107645 DEEDWARR
Recvd: 12/30/13 10:40 2 pgs
Fees:13.00 Taxes:580.90
20131230-0130693

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#13-0931

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $157,000.00

Affiant

Subscribed and sworn to before me this 13th day of December, 2013

Notary Public
My Commission expires: 1/26/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amanda L. Bowden	Community Mortgage, LLC	71-11-188
330 Pullen Avenue	19045 E. Valley View Pkwy. Ste F	
Nashville, TN 37207	Independence, MO 64055	

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fed Development, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda L. Bowden,** ~~**unmarried**~~ * her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* a single woman

LAND in Davidson County, Tennessee, being the westerly One-half of Lot No. 26 on the Plan of Trinity Heights, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fed Development, LLC, from Jackson Property Liquidators, LLC, a Mississippi Limited Liability Company, by deed on May 31, 2013, of record in Instrument Number 20130612-0060131, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in 161 Book 38, page , Register's Office Davidson County, Tennessee.
- Party Driveway Agreement as set forth in instrument recorded in Book 6941, page 639, Register's Office for Davidson County, Tennessee.

This is improved property known as: **330 Pullen Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 13, 2013.

Fed Development, LLC

_____, authorized agent

By Jennifer R. Pierce, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an authorized agent (or other officer authorized to execute the instrument) of Fed Development, LLC, the within named bargainor and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as authorized agent (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 1/26/14

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY