WARRANTY DEED

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

#14-0002

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $267,500.00.

Affiant

Subscribed and sworn to before me this 24th day of January, 2014.

Notary Public
My Commission expires: 3/28/15
(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:
Christopher T. Antici	Community Mortgage, LLC	08207029400
712 Stockell Street	19045 E. Valley View Parkway Suite F	
Nashville, TN 37207	Independence, MO 64055	

BILL GARRETT, Davidson County
Trans:T20140005561 DEEDWARR
Recvd: 01/24/14 10:46 2 pgs
Fees:13.00 Taxes:989.75
20140124-0006708

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, **Winward Properties, Inc. a Tennessee Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher T. Antici and Chelsea Antici, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, Being Lot No. 43 in Lindsley's Addition to Edgefield, fronting 50 feet on the west side of Stockell Street, formerly Vansideren Avenue, and running back between parallel lines 174 feet to an alley.

Being the same property conveyed to Winward Properties, Inc., from Mark Driver and Joan Gilmore,Joan Gilmore-Oglesby, by deed on March 18, 2013, of record in Instrument Number 20130321-0028109, 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.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: 712 Stockell Street, 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 January 17, 2014.

Winward Properties, Inc.

Tim E. King Pres

By Tim E. King, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of January 2014, before me, appeared E. Tim King, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Winward Properties, Inc. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors (or Trustees) and said Tim E. King as President acknowledged said instrument to be the free act and deed of said corporation.

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

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY