RETURN TO ROBERT L. SCRUGGS ATTORNEY 2525 21st Ave. S, 2nd Floor Nashville, Tennessee 37212	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 Affiant Subscribed and sworn to before me, this 22nd DAY OF April, 2014. Notary Public MY COMMISSION EXPIRES: 5-2-16 (AFFIX SEAL)
WARRANTY DEED KPG14-0829	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

Angela K. Robertson State of Tennessee Notary Public Williamson County

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Sharon M. Watson	Community Mortgage, LLC (NAME)	
829 Stockell St	19045 E Valley View Pkwy, Suite F (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Independence, MO 64055 (CITY) (STATE) (ZIP)	082-07-069.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHARON MASSA, AND SON, MARK AARON MASSA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARON M. WATSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 79 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, of record in Book 57, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Massa and wife, Sharon Massa by Warranty Deed from Emmit Davis, Jr. and wife, Nell Davis, of record in Instrument No. 20050601-0061621, Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 1, 2005.

Being the same property conveyed to Sharon Massa and son, Mark Aaron Massa by Quitclaim Deed from Mark Massa and wife, Sharon Massa, of record in Instrument No. 20051012-0122996, Register's Office for Davidson County, Tennessee, dated October 11, 2005 and recorded on October 12, 2005.

Sharon Massa has never occupied the said property as her primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 829 Stockell St, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140028318 DEEDWARR
Recvd: 04/25/14 10:32 2 pgs
Fees:13.00 Taxes:795.50
20140425-0034900

Witness my/our hand(s) this 22nd day of April, 2014.

Sharon Massa

Mark Aaron Massa

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of April, 2014, before me personally appeared Mark Aaron Massa, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of April, 2014.

Notary Public

My Commission Expires: 10·11·15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of April, 2014, before me personally appeared Mark Aaron Massa to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sharon Massa, and who acknowledged he/she/they executed the same as the free act and deed of the said Sharon Massa.

Witness my hand and official seal, this the 22nd day of April, 2014.

Notary Public

My Commission Expires: 10·11·15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959