ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Brooke Penfield 2001 Farley Place Nashville, TN 37210	CMC Funding Inc. 804 Green Valley Rd #108 Greensboro, TN 27408	Map and Parcel 095-05-0A-007.00CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

Box 26b
14668

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, American Ira LLC FBO Arthur Call Maddox Ira 60% undivided interest and Revita Properties, LLC 40% undivided interest (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Brook Penfield, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 7, SECTION 1, BELLE ACRES, as shown on plat of record in Plat Book 5200, Page 144, revised in Plat Book 5200, Page 227, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Andy Maloney, as Trustee of The 2001 Farley Place Trust to American Ira LLC FBO Arthur Carl Maddox Ira 60% undivided interest and Revita Properties, LLC 40% undivided interest as recorded on the 30th day of December, 2013 in Instrument No. 20131230-0130533 and Warranty Deed from Judy Tramel Staggs f/k/a Judy Gail Tramel to Andy Maloney, as Trustee of The 2001 Farley Place Trust as recorded on the 11th day of December, 2013 in Instrument No. 20131211-0125341 and Warranty Deed from C & S Builders, Inc. to Judy Gail Tramel as recorded on the 10th day of November, 1980 in Deed Book 5676, Page 417, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved real property located 2001 Farley Place, Nashville, Tennessee 37210.

BILL GARRETT, Davidson County
Trans:T20140037042 DEEDWARR
Recvd: 05/28/14 10:38 3 pgs
Fees:18.00 Taxes:392.20
20140528-0045671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $106,000.00.

Brooke Penfield
Affiant

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

Notary Public

Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind itselves, its' successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22 day of May, 2014.

American Ira LLC FBO Arthur Carl Maddox IRA

By: James C. Hutt
Member Mgr

STATE OF North Carolina
COUNTY OF McDowell

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, James C. Hutt whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member Mgr of American Ira LLC FBO Arthur Carl Maddox IRA and that he as such Member Mgr executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member Mgr.

WITNESS my hand and official seal of ~~Nashville, Tennessee~~ McDowell, North Carolina, on this 22 day of May, 2014.

Traci M. Murdock
Notary Public

My Commission Expires: 2-17-2018

TRACI M. MURDOCK
Notary Public
McDowell County
My Commission Expires
2-17-2018
NORTH CAROLINA

Revita Properties, LLC

By: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Andrew Carl Maddox whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of Revita Properties, LLC and that he as such member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as member.

WITNESS my hand and official seal of Nashville, Tennessee, on this 23rd day of May, 2014.

_____
Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017