This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $334,400.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 17th day of June, 2014.

Notary Public
My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

BILL GARRETT, Davidson County
Trans:T20140043567 DEEDWARR
Recvd: 06/19/14 13:51 2 pgs
Fees:13.00 Taxes:1237.28

20140619-0053691

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Neil R. Mooney 2426 Chapman Avenue Nashville, TN 37206	COMMUNITY MORTGAGE 19045 E. VALLEY VIEW PKWY. SUITE F INDEPENDENCE, MO 64055	83-12-4

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH SANCHEZ AND BRYNN SANCHEZ, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NEIL R. MOONEY, * hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: *and wife, Leigh Ann Johnson

Land in Davidson County, Tennessee being Lot No. 84 on the Plan of Eastland Acres, Section II, of record in Book 2331, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joseph Sanchez and wife, Brynn Sanchez , As Tenants by the Entirety by Quitclaim Deed from Joseph Sanchez and wife, Brynn Sanchez who erroneously acquired title as Brynne Sanchez, as Tenants By The Entirety of reocrd in Instrument No. 20130118-0006235; dated January 9, 2013; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record. **

THIS IS IMPROVED PROPERTY KNOWN AS 2426 Chapman Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of June, 2014.

Joseph Sanchez

Brynn Sanchez

** This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Sanchez and Brynn Sanchez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2014.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY