WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/8/15

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN

R-VRES-14-1209

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter R. Fleming	d/b/a Community Mtg. Advisors Community Mtg., LLC ± F	
(NAME) 1209 McAlpine Avenue	(NAME) 19045 E. Valley View Pkwy	06116000300
(ADDRESS) Nashville, TN 37216	(ADDRESS) Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **ROBERTSON RENTALS, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PETER R. FLEMING, A MARRIED MAN**, 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 more particularly described as follows:

Being the West 50 feet of the East 110 feet of Lot No. 19 on the Map of Kennedy & Graves Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for said County.

Said part of lot fronts 50 feet on the Northerly side of Alpine or McAlpine Avenue and runs back between parallel lines as measured from the center of said Avenue, 388.5 feet to a dead line.

Being the same property conveyed to Robertson Rentals, LLC by Warranty Deed from Dorothy Thompson, unmarried, and John R. Thompson, III, unmarried, recorded on the 17th day of August, 2007 in Instrument No. 20070817-0098362, in the Register's Office of Davidson County, Tennessee.

Robertson Rentals, LLC, having since dissolved, and as part of the dissolution process, Joseph Robertson and Sara Robertson do hereby convey said property in their individual capacities and as the only members of Robertson Rentals, LLC.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat recorded in Plat Book 421, Page(s) 143, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1209 McAlpine Avenue, Nashville, Tennessee 37216**.

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:T20140045515 DEEDWARR
Recvd: 06/26/14 12:28 2 pgs
Fees:13.00 Taxes:832.69

20140626-0056008

Witness my/our hand(s) this the 24th DAY OF JUNE, 2014.

Robertson Rentals, LLC

BY: _____
Joseph Robertson
Authorized Agent

_____
Joseph Robertson

_____
Sara Robertson

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH ROBERTSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ROBERTSON RENTALS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of June, 2014.

_____
Notary Public
My Commission Expires: October 4 2014
(SEAL)

RYAN MCDONALD
Notary Public, State of Texas
My Commission Expires
October 4, 2014

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH ROBERTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2014.

_____
Notary Public
My Commission Expires: October 4 2014
(SEAL)

RYAN MCDONALD
Notary Public, State of Texas
My Commission Expires
October 4, 2014

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA ROBERTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2014.

_____
Notary Public
My Commission Expires: October 4 2014
(SEAL)

RYAN MCDONALD
Notary Public, State of Texas
My Commission Expires
October 4, 2014

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212