Return To: 14-0365
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20140065791 DEEDWARR Recvd: 09/04/14 11:35 2 pgs Fees:13.00 Taxes:388.50 20140904-0080929	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 29, 2014.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0365**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie T. Papini	**Community Mortgage LLC, dba Community Mortgage Advisors**	**061 05 0A 070.00**
(NAME) **600 Poplar Place**	(NAME) **19045 E. Valley View Parkway Ste F**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Miranda Salisbury, Jason Vandermark and Elizabeth Fulghum,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marie T. Papini, an unmarried individual,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 96 AS CREATED AND ESTABLISHED BY THE MASTER DEED AND BYLAWS FOR POPLAR GLEN, OF RECORD IN BOOK 7534, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT OF RECORD IN BOOK 7548, PAGE 612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN AND DESCRIBED ON THE PLAN FOR POPLAR GLEN, PHASE III, OF RECORD IN BOOK 6900, PAGE 826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID LOT AS SET FORTH IN SAID MASTER DEED AND BYLAWS, AS MEY BE FROM TIME TO TIME AMENDED AS PROVIDED THEREIN.

Being the same property conveyed to Miranda Salisbury, Jason Vandermark and Elizabeth Fulghum, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. recorded July 11, 2013 in Instrument Number 20130711-0071689, Register's Office for Davidson County, Tennessee; and further conveyed to Secretary of Housing and Urban Development by Warranty Deed from Tennessee Housing Development Agency recorded January 9, 2013 in Instrument Number 20130109-0002914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **600 Poplar Place, Nashville, TN 37216**
(House Number) (Street) (City. State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **August, 2014**.

Miranda Salisbury

Jason Vandermark

Elizabeth Fulghum

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Miranda Salisbury, Jason Vandermark and Elizabeth Fulghum**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **August, 2014**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY