Return To: 14-0411
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140074296 DEEDWARR
Recvd: 10/02/14 13:13 2 pgs
Fees: 13.00 Taxes: 565.92
20141002-0091119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,950.00

Affiant

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-7-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew Collins Gordon, an unmarried man	Community Mortgage LLC DBA Community Mtg Advisors	04409001200
(NAME)	(NAME)	
116 Rayon Drive	19045 E Valley View Pkwy Ste F	
(ADDRESS)	(ADDRESS)	
Old Hickory 37138	Independence MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Two Thousand Nine Hundred Fifty And No/100 Dollars ($152,950.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jason Walton Baggett and wife, Lindsay Baggett***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Collins Gordon, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a 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. 217 on the Plan of Rayon City, Old Hickory, Tennessee, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Walton Baggett, unmarried, by Warranty Deed dated September 3, 2009 from The Secretary of Housing and Urban Development of Washington D.C. and filed of record in Instrument No. 20090904-0083471, said Register's Office of Davidson County, Tennessee.

*Lindsay Baggett joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he/she may have in and to the said property by virtue of marriage to Jason Walton Baggett.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 116 Rayon Drive, Old Hickory, TN 37138

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, his heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, has 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, his 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 our hands this 1st day of October, 2014.

Jason Walton Baggett

Lindsay Baggett

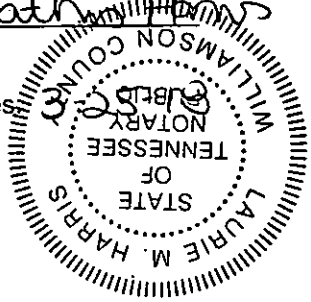
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Walton Baggett and wife, Lindsay Baggett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2014.

Notary Public

My Commission Expires:



File Number: FRN-141200