Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1371

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Rhonda K. Tyler-Dickens and husband, Grady Dickens, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Mitchell Ryan McPherson, unmarried and Laurel Beth Hamby, unmarried as Joint Tenants With The Rights of Survivorship, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4 of Linmar Place, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Linmar Place of record in Book 6892, Page 724, as amended in Book 7213, Page 129 and Book 7374, Page 800 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Rhonda K. Tyler-Dickins by Warranty Deed from Wesley Brent Thomas, unmarried, in the amount of $168,000.00 dated September 29, 2011, of record as Instrument No. 20111003-0076497, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The subject property has not been the residence of the grantor(s), their spouse or issue.

This is improved property, known as: 2709 Linmar Avenue, Apt. 4, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of November, 2014.

Rhonda K. Tyler-Dickens

Grady Dickens

BILL GARRETT, Davidson County
Trans:T20140084428 DEEDWARR
Recvd: 11/07/14 14:49 2 pgs
Fees:13.00 Taxes:851.00
20141107-0103237

State of ~~Tennessee~~ RMB) Texas
County of ~~Davidson~~ RMB) Tarrant

On this 4th day of November, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rhonda K. Tyler-Dickens and Grady Dickens, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Renee M Baucom
Notary Public

My Commission Expires: 6-19-16

RENEE M BAUCOM
My Commission Expires
June 19, 2016

State of ~~Tennessee~~ RMB) Texas
County of ~~Davidson~~ RMB) Tarrant

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 230,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of November, 2014.

Renee M Baucom
Notary Public

My Commission Expires: 6-19-16

RENEE M BAUCOM
My Commission Expires
June 19, 2016

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mitchell Ryan McPherson 2709 Linmar Avenue, Apt. 4 Nashville, TN 37215	Freedom Mortgage Corp 907 Pleasant Valley Ave Ste 3 Mt. Laurel, N.J. 08054	104-14-C-4