WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Ashley Reiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-5-16
(AFFIX SEAL)

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-BR-15-1305

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

Davidson County DEEDWARR
Recvd: 07/13/15 12:01 3 pgs
Fees:18.00 Taxes:555.00
20150713-0067855

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jasmine N. Toenyes	Community Mortgage, LLC, DBA Community Mortgage Advisors	
(NAME) **1305 Donelson Avenue**	(NAME) 19045 E Valley View Parkway, Ste F	**044-14-0-076.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) Independence, Missouri 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 **DEBRA D. CALDWELL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASMINE N. TOENYES, A SINGLE WOMAN,** 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 Lot No. 33 on the Plan of Rolling Green Subdivision, Section I of record in Plat Book 1424, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Debra D. Caldwell, unmarried by Warranty deed from Alan Bradley of record in Instrument No. 20120801-0067745 Register's Office for Davidson County, Tennessee, dated July 19, 2012 and recorded on August 01, 2012.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 1424, Page 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1305 Donelson Avenue, Old Hickory, Tennessee 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(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.

Witness my/our hand(s) this the 10th DAY OF JULY, 2015.

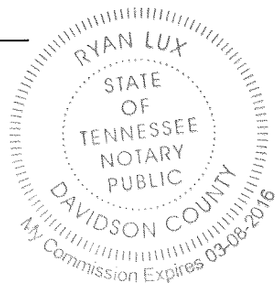
Debra D. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA D. CALDWELL, 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 10th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY