#15-0377

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

KPG15-2511

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan E. Palmer	DBA Community Mortgage Advisors Community Mortgage, LLC	
2511 Woodyhill Drive	(NAME) 19045 E. Valley View Pkwy. Ste F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Independence, MO 64055	071-04-0-052.00
(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, we KELLEY C'DEBACA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEGAN E. PALMER, A SINGLE WOMAN AND JOHN BLOCKINGER AND CHERYLL BLOCKINGER, HUSBAND AND WIFE, 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. 311 on the Plan of Joywood Heights, Section II of record in Plat Book 1130, Page (s) 92 and 93, 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 Kelley C'DeBaca, unmarried by Warranty deed from John C. Mahoney, unmarried of record in Instrument No. 20090731-0071553 Register's Office for Davidson County, Tennessee, dated July 17, 2009 and recorded on July 31, 2009.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1130, Page (s) 92 and 93, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2511 Woodyhill Drive , Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 31st day of August, 2015.

Kelley C'DeBaca

BILL GARRETT, Davidson County
Trans: T20150075680 DEEDWARR
Recvd: 09/04/15 11:06 2 pgs
Fees: 13.00 Taxes: 869.50
20150904-0090377

STATE OF Tennessee
COUNTY OF Davidson

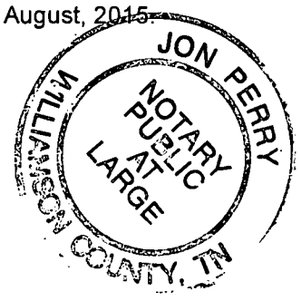
On this the 31st day of August, 2015, before me personally appeared Kelley C'DeBaca, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2015.

Notary Public

My Commission Expires: 10-17-15

(SEAL)



~~RETURN TO:~~
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959