(1)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$295,751.00**

Affiant

Subscribed and sworn to before me, this 19th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150089208 DEEDWARRSP
Recvd: 10/20/15 12:38 2 pgs
Fees: 13.00 Taxes: 1094.28
20151020-0106536

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Spencer	Community Mortgage, LLC, DBA Community Mortgage Ad	173-10-0-A
(NAME)	(NAME)	(MAP)
3005 Barnes Bend Drive	19045 E Valley View Parkway, Ste F	045.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Jones Company of Tennessee, L.L.C.**, a Missouri limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michael A. Spencer and Katrina Oberholzer, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Resubdivision of Lots 119 & 120, Phase One, Barnes Bend Estates, of record in Instrument Number 20071011-0120900, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Jones Company of Tennessee, LLC, a Missouri limited liability company by Warranty Deed from Greystone Properties, LLC, a Tennessee limited liability company of record in Instrument Number 20040429-0048625, in the Register's Office for Davidson County, Tennessee, dated April 15, 2004.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3005 Barnes Bend Drive, Antioch, Tennessee 37013

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 19th day of October, 2015.

The Jones Company of Tennessee, L.L.C.

By: _____
Deborah P. Buford, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of October, 2015.

_____
Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY