WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

O-KW-15-01769-T

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandra A. Harrell	COMMUNITY MORTGAGE, LLC	
(NAME)	(NAME)	**114070B18000**
1769 Haleys Hope Court	19045 E. VALLEY VIEW PKWY.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	INDEPENDENCE, MO 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 **KELVIN D. JONES, III AND DENISE P. JONES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SANDRA A. HARRELL, 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. 69 on the Plan of Section Seven, Addition to Westchase of record in Instrument No. 20051202-0144886, corrected at Instrument No. 20070627-0076862, 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 Kelvin D. Jones, III and Denise P. Jones, husband and wife, as joint tenants with right of survivorship by Quit Claim deed from Kelvin D. Jones, III and Denise P. Jones F/K/A Denise N. Phillips, husband and wife of record in Instrument No. 20130606-0057314 Register's Office for Davidson County, Tennessee, dated May 2, 2013 and recorded on June 6, 2013.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record as Instrument Number 20051202-0144886, corrected at Instrument No. 20070627-0076862, Register's Office of Davidson County, Tennessee.
- P.U.D. Boundary of record in Book 9700, Page 521 and Instrument No. 20040927-0116001, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720 and Book 5258, Page 261, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 8626, Page 852 and Book 8626, Page 261 and Instrument 20020411-0045301, 20050509-0052105 and 20050509-0052106, in the Register's Office for Davidson County, Tennessee.
- Rights of ingress and egress to and from a family cemetery of record in Book 2484, Page 315, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050602-0062617, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Stormwater Detention Agreement of record in Instrument Number 20041020-0126238, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1769 Haleys Hope Court, Nashville, Tennessee 37209**.

BILL GARRETT, Davidson County
Trans:T20150099096 DEEDWARR
Recvd: 11/20/15 15:21 2 pgs
Fees:13.00 Taxes:1073.00
20151120-0118128

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 18th DAY OF NOVEMBER, 2015.

Kelvin D. Jones, III

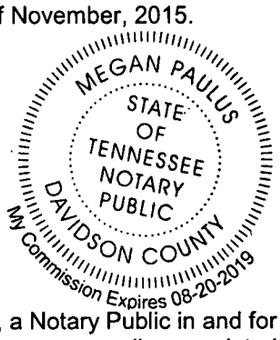
Denise P. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELVIN D. JONES, III, 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 18th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

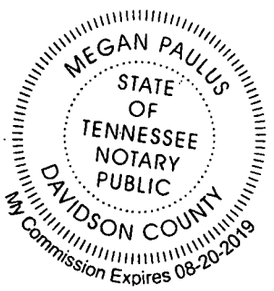


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE P. JONES, 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 18th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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