WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

B-KW-15-2407-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)
Caroline Price	**Community Mortgage LLC**	
(NAME)	(NAME)	
2407 Milton Drive	**19045 E Valley View Parkway Suite F**	**073-01-0-126.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2923	**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 **TERRY C. ADAMS AND WIFE, CHERYL R. ADAMS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROLINE PRICE, 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. 18 on the Plan of Highland View Subdivision of record in Plat Book 1424, Page 39, 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 Terry C. Adams and wife, Cheryl R. Adams by Warranty deed from Ronald Reeder and wife, Sundai L. Reeder of record in Book 8052, page 638, Register's Office for Davidson County, Tennessee, dated February 23, 1990 and recorded on February 27, 1990. (Value or consideration shown in aforementioned deed $64,574.31.)

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20030716-0099323, 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: **2407 Milton Drive , Nashville, Tennessee 37216-2923**.

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.

BILL GARRETT, Davidson County
Trans:T20160004527 DEEDWARR
Recvd: 01/19/16 10:59 2 pgs
Fees:13.00 Taxes:851.00
20160119-0004934

Witness my/our hand(s) this the 15th DAY OF JANUARY, 2016.

Terry C. Adams

Cheryl R. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY C. ADAMS, 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 15th of January, 2016.

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, CHERYL R. ADAMS, 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 15th of January, 2016.

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



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