RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167079

Davidson County DEEDWARR
Recvd: 02/08/16 09:18 3 pgs
Fees:18.00 Taxes:841.75
20160208-0011667

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Nicholas C Rebone
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2016.

Lissa Groom
NOTARY PUBLIC

My commission expires: 9-12-16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily A. Barham and Nicholas C. Rebone 209 Hallford Place Hermitage, TN 37076	Community Mortgage LLC DBA Community Mortgage Advisors 19045 E Valley View Parkway Suite F Independence, Missouri 64055	098 05 0A 161.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars ($227,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RESTORATION PROPERTIES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EMILY A. BARHAM, A SINGLE WOMAN AND NICHOLAS C. REBONE, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the plan of Revision One, Section Five, Hampton Hall of record in Instrument #200007280074425, Register's Office for said county, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Restoration Properties, LLC by deed dated December 16, 2014 from Reodyssey, LLC, and recorded in Instrument #20141218-0115722, said Register's Office. Previously being that same property conveyed to Reodyssey, LLC by deed dated July 24, 2012 and recorded in Instrument #20120725-0065378, said Register's Office.

The address of the herein described property is believed to be 209 Hallford Place, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of February, 2016.

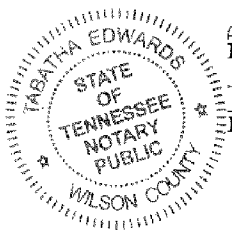
Restoration Properties, LLC

Cindy Maxwell by Kent Maxson, Her Attorney-In-Fact
In-Fact Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Kent Maxson, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Cindy Maxwell and acknowledged that he executed the same as the free act and deed of the said Cindy Maxwell.

WITNESS my hand and seal, this the 4th day of February, 2016.



Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-5-19

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

