WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/5/17 (AFFIX SEAL)

I. DYKE TRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

G-LG-16-322-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)
Kevin Hollowell	**Community Mortgage, LLC.**	
(NAME)	(NAME)	
322 Pullen Avenue	**19045 E Valley View Parkway**	**071-11-0-176.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5128	**Independence, Missouri 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, **LIMI INVESTMENTS, LLC**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN HOLLOWELL, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the westerly 50 feet of Lot No. 38 on the Map of Trinity Heights Addition of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to LIMI Investments, LLC by Warranty deed from George Brandt, a married man and Eric Sox, a married man of record in Instrument No. 20151112-0114934 Register's Office for Davidson County, Tennessee, dated November 9, 2015 and recorded on November 12, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **322 Pullen Avenue , Nashville, Tennessee 37207-5128**.

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:T20160039878 DEEDWARR
Recvd: 05/12/16 14:58 3 pgs
Fees:18.00 Taxes:998.63

20160512-0047582

Witness my/our hand(s) this the 10th DAY OF MAY, 2016.

LIMI Investments, LLC

BY: _____

Michael Pryce
Member

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PRYCE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of LIMI INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ of May, 2016.

_____ (SEE ATTACHED)

Notary Public
My Commission Expires: _____
(SEAL)

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

CALIFORNIA ALL PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that documents.

State of California

County of Sacramento

On MAY 9, 2016 before me, **Melvin Mario, Notary Public**, personally appeared

MICHAEL PRYLE ,

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MGC1 MELVIN MARIO MGC1
COMM. # 2028125
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES JULY 6, 2017

Signature _____ **(Seal)**

==========Other Information==========

Document Identification:

Name/Type WARRANTY DEED
(Title or Description of Attached Document)

Document Date: _____ Number of Pages: _____

Additional Information: _____

Signer Information

Name: _____

Capacity Claimed by the Signer:

____Individual(s)
____Corporate Officer: Title_____
____Partner(s)
____Attorney-in-Fact
____Trustee(s)
____Other_____