File No. 291200119

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 9, 2012

BILL GARRETT, Davidson County
Trans:T20100011376 DEEDWARR
Recvd: 02/26/10 08:41 2 pgs
Fees:13.00 Taxes:532.80
20100226-0014642

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Strunk		05314000700
(NAME)	(NAME)	
302 Nawakwa Trail	WR Starkey Mortgage	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	5055 W. Park Blvd. STe 300 Plano, TX 75093	
(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 considerations, the receipt of which is hereby acknowledged, We, **New Millennium Builders, LLC**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Carl Strunk, an unmarried man**, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Eleventh Civil District of Davidson County, Tennessee, being shown as Tract 2 on a survey made by Wayne S. Cooper, Sr. dated March 1972, and described according to said survey, as follows:

Beginning at an iron pin in the northwesterly margin of Nawakwa Trail located South 68 deg. 15 min. West 450 feet, more or less, from its intersection with the southwesterly margin of Pawnee Trail, same being a common corner of Tracts 1 and 2; thence with the margin of said Nawakwa Trail South 68 deg. 15 min. west 155.0 feet to an iron pin, common corner of Tracts 2 and 3; thence leaving said margin with the line between said two Tracts, North 29 deg. 15 min. West 936.0 feet to an iron pin in the southwesterly margin of said Pawnee Trail; thence with said margin South 56 deg. East 437.0 feet to an iron pin, common corner of Tracts 1 and 2; thence with the line between said two Tracts, South 27 deg. 45 min. East 582.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to New Millennium Builders, LLC, by deed from to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc., Trust 2006-HE4, of record in Instrument 20090630-0060898, dated June 1, 2009 and filed for record on June 30, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2010 are a lien but are not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 302 Nawakwa Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), His 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), His 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 our hands this 24th day of February, 2010.

New Millennium Builders, LLC

By: _____

Steven Ray Hannah, Chief Manager

Attest: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Ray Hannah with whom I am personally acquainted and who proved himself/herself to be the Chief Manager of New Millennium Builders, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 24th day of February, 2010.

Commission expires: 1/11/11

_____

Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 291200119

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075