WARRANTY DEED

LaTrece Mead Notary Public State of Tennessee Davidson County My Comm. Exp. 3/3/2014

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Lindy Kirchner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2011.

LaTrece Mead
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Box 13
#16464

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdul Altimini	New owner	14904002000
(NAME) 3910 B Nolensville Rd.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Newbury Place REO III, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abdul Altimini, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE; DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 200 on the Plan of Edge-O-Lake Estates, Section 2, of record in Plat Book 3600, Page 72, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Newbury Place REO III, LLC, by deed of record in Instrument No. 201104060026488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 268 Bell Road, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20110040381 DEEDWARR
Recvd: 07/06/11 10:35 2 pgs
Fees:13.00 Taxes:173.90
20110706-0051566

Witness my hand this 30th day of June, 2011.

Newbury Place REO III, LLC

By: _____

MCM Capital Partners, LLC its Attorney-in-fact

STATE OF Maryland

COUNTY OF ~~[redacted]~~ Montgomery * LARA GEORGE, MANAGING MEMBER

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared MCM Capital Partners, LLC by ~~Michael Niccolini, President~~ * with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be the ~~President~~ ** of MCM Capital Partners, LLC and the attorney in fact for Newbury Place REO III, LLC and that he as such attorney in fact executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by ~~himself~~ herself as attorney in fact. ** MANAGING MEMBER

Witness my hand and official seal at ~~Nashville~~ Montgomery, ~~Tennessee~~ Maryland this 30th day of June, 2011.

Commission expires:

BENJAMIN AARON SISLEN
Notary Public-Maryland
Montgomery County
My Commission Expires
March 31, 2015

_____

Notary Public