THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
All Star Title, Inc.
6225 Smith Avenue
Suite 202
Baltimore, MD 21209
Telephone: 410-580-0666 Fax: 410-580-0600
File No. AST-11-3386
Prepared by: Ellen Bridge

Tax ID 75-12A-112

Property Address:
452 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076

BILL GARRETT, Davidson County
Trans: T20120027362 DEEDWARR
Recvd: 04/16/12 08:59 3 pgs
Fees: 18.00 Taxes: 388.50
20120416-0032103

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Newbury Place REO III, LLC**, existing under the laws of Delaware, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **SHELLY L. PAUL**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson**, State of Tennessee, to-wit:

Lot No. 13 on the Plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

The improvements thereon being commonly known as 452 Scotts Creek Trail, Hermitage, TN 37076.

BEING the same property conveyed to Newbury Place REO III, LLC from Rick Archer, Trustee, by Substitute Trustee's Deed dated January 18, 2012, and recorded on January 30, 2012, as Document No. 20120130-0008172.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a substitute trustee's deed from Rick Archer, Trustee, dated January 18, 2012, and recorded January 30, 2012, in the Register of Deeds for the City of Hermitage, County of Davidson, as Document No. 20120130-0008172.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 24th day of February, 2012.

NEWBURY PLACE REO III, LLC

By: _____

Its: Michael Niccolini
Vice President

STATE OF Maryland
COUNTY OF Montgomery

On this the 23 day of February, 2012, before me, Benjamin Sisler, the undersigned officer, personally appeared Michael Niccolini of Newbury Place REO III, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself as Vice President.

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

_____
Notary Public
My Commission expires: 7/31/2015

Grantors' Name, Address, Phone:
Newbury Place REO III, LLC
314 SOUTH FRANKLIN STREET
TITUSVILLE, PA 16354

Grantee's Name, Address, Phone:
SHELLY PAUL
452 Scotts Creek Trail
Hermitage, TN 37076

Mail Taxes:
Shelly L. Paul
452 Scotts Creek Trail
Hermitage, TN 37076

STATE OF Maryland
COUNTY OF Montgomery

The actual consideration or true value, whichever is greater for this transfer is $105,000.00.

Michael Niccolini
Affiant

Subscribed and sworn to before me, this the 9 Day of April 2012

Notary

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

452 Scotts Creek trail, Hermitage, TN