After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
M. TODD JACKSON 3326 Aspen Grove Drive, Ste 400 Franklin, TN 37067	500 Paragon Mills Dr. Unit B-07 Nashville, TN 37211	Assets Recovery 25, LLC 1900 Sunset Harbor Dr. Annex 2nd Floor Miami Beach, FL 33139	Assets Recovery 25, LLC 1900 Sunset Harbor Dr. Annex 2nd Floor Miami Beach, FL 33139 Tax Parcel ID #133110A01300CO
Grantor(s): Banco Popular North America, its successors and assigns (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, feminine, and neuter as in each case required by context.)		Grantee(s): Assets Recovery 25, LLC 1900 Sunset Harbor Dr. Annex 2nd Floor Miami Beach, FL 33139 To hold as Fee Simple	

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for a good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of Tennessee, and being hereinafter described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being unit No. B-07 of Canterbury Hall Condominiums, a condominium or horizontal property regime established by master deed of record in Book 5440, page 255, and as amended in Book 5441, page 819, and shown on a plan of record in Book 5200, page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Banco Popular North America by Substitute Trustee's Deed from Brock & Scott, PLLC, dated April 30, 2012, recorded May 1, 2012, of record in Instrument 201205010037094, Register's Office for Davidson County, Tennessee.
Corrective Sub. Trustee's deed recorded # 20121022-0096398
Previously being the same property conveyed to Maria E. Herrera, unmarried, by Warranty Deed from Lisa A. Sloan, married, dated September 25, 2007, recorded October 2, 2007, of record in Instrument 200710020116819, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120079889 DEEDWARRSP
Recvd: 10/22/12 10:13 4 pgs
Fees:23.00 Taxes:54.28
20121022-0096399

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, its heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that it has done nothing to impair such title as it has received, and that the Grantor will warrant and defend the title of the Grantee, its heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, but not otherwise.

THE AFORESAID grant of title is subject to the following exceptions:

1. 2012 and subsequent years property taxes
2. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

IN WITNESS WHEREOF the Grantor has hereunto set its hand and seal the 19 day of September 2012.

Banco Popular North America

By: _____

AVP Collection, title

STATE OF ~~TENNESSEE~~ Florida }
} ss.
COUNTY OF Orange }

Before me, the undersigned a Notary Public in and for said state and county, personally appeared Ivan Chico, AVP-Collections of Banco Popular North America, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath acknowledged himself/herself to be AVP-Collections of Banco Popular North America, the bargainer, a corporation, and that he/she as such Ivan Chico, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such AVP-collections.

07-04269

Witness my hand and seal of office this the 19 day of September, 2012.

Cynthia Morales
Notary Public

My Commission Expires 8-28-14

Notary Public State of Florida
Cynthia A Morales
My Commission EE002554
Expires 08/28/2014

STATE OF ~~TENNESSEE~~ Florida }
} ss.
COUNTY OF Orange }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $13,874.00.

Affiant

STATE OF ~~TENNESSEE~~ Florida }
} ss.
COUNTY OF Orange }

Sworn to and Subscribed before me this 19 day of September, 2012.

My Commission Expires: 8-28-14

Cynthia Morales
Notary Public

Notary Public State of Florida
Cynthia A Morales
My Commission EE002554
Expires 08/28/2014

07-04269

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 14,669.76

Linda Hopper
Affiant

Subscribed and sworn to before me this 21 day of September, 2012

Notary Public

My Commission Expires: 7/13/2016

SHARON M BRUSH
My Commission Expires
July 13, 2016