Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
M. TODD JACKSON 3326 Aspen Grove Drive, Ste 400 Franklin, TN 37067	4744 Volunteer Dr. Antioch, TN 37013	Newport Capital Distressed Subsidiary, LLC 15 Corporate Plaza Ste 110 Newport Beach, CA 92660	Newport Capital Distressed Subsidiary, LLC 15 Corporate Plaza Ste 110 Newport Beach, CA 92660 Tax Parcel ID #149-05-0-078.00

Grantor(s):	Grantee(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.)	Newport Capital Distressed Subsidiary, LLC 15 Corporate Plaza Ste 110 Newport Beach, CA 92660 To hold as Fee Simple

20121014??
920572

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:

Being Lot No. 131 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, page 61 and amended in Book 5066, page 836, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Banco Popular North America by Corrective Substitute Trustee's Deed from Brock & Scott, PLLC, dated September 20, 2012, recorded April 25, 2012, of record in Instrument 201204250035358, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Enrique Correa Ortega and Jose Lucio Correa by Warranty Deed from Luis A. Ramirez and wife Blanca Azucena Hernandez, dated October 1, 2007, recorded October 11, 2007, of record in Instrument 200710110121016, Register's Office for Davidson County, Tennessee.

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.

Davidson County DEEDWARRSP
Recvd: 12/05/12 10:25 3 pgs
Fees:18.00 Taxes:75.11
20121205-0111836

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 28th day of November, 2012.

Banco Popular North America

By: _____

AVP – COLLECTION, title

STATE OF 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 AVP – collections, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such IVAN CHICO.

Witness my hand and seal of office this the 28 day of NOV., 2012.

_____
Notary-Public

My Commission Expires 10/16/2014

YOLANDA GERENA
MY COMMISSION # EE 001369
EXPIRES: October 16, 2014
Bonded Thru Notary Public Underwriters

STATE OF TEXAS }
} ss.
COUNTY OF HARRIS }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $20,300.00.

_____
Affiant

STATE OF TEXAS }
} ss.
COUNTY OF HARRIS }

CARY RUSSELL
Notary Public
STATE OF TEXAS
My Comm. Exp. Oct. 23, 2015

Sworn to and Subscribed before me this 4th day of DECEMBER, 2012.

My Commission Expires: 10/23/15

_____
Notary-Public

07-04269

True Copy Certification

I, Erin Hyatt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, [Kelly McDonald], a notary public for this county and state, [Erin Hyatt] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 25, 2016

Notary' Seal (if on paper)

KELLY L McDONALD
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires May 25, 2016