This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $199,500.00.

Affiant

Subscribed and sworn before me this the 31st day of December, 2012

Notary Public
My commission expires: 9/9/14

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Nicholas Matrascia | Primary Residential Mortgage | 84-1-146 |
| 1810 Riverchase Blvd | 4750 West Wiley Post Way, #200 | |
| Madison, TN 37115 | Salt Lake City, Utah 84116 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEREMY HUNDLEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NICHOLAS MATRASCIA AND SHERRY MATRASCIA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 86 on the Plan of Section One, Rose Estates of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Hundley, a single man by Special Warranty Deed from Kondaur Capital Corporation dated June 7, 2012, of record in Instrument No. 20120711-0060973, said Register's Office.

Also being the same property conveyed to Kondaur Capital Corporation from Larry D Woodroof and Brenda Woodroof, husband and wife, by Deed in Lieu of Foreclosure dated March 21, 2012 of record in Instrument No. 20120403-0027922, said Register's Office.

Also being the same property conveyed to Larry D Woodroof and wife, Brenda Woodroof by Quitclaim Deed from Terry M Woodroof dated May 12, 2000 of record in Instrument No. 20000526-0052788, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1014 Shadow Lane, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 31st day of December, 2012.

Jeremy Hundley

BILL GARRETT, Davidson County
Trans:T20130000737 DEEDWARR
Recvd: 01/03/13 13:31 2 pgs
Fees:13.00 Taxes:738.15
20130103-0000903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy Hundley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2012.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY