This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jason Oggs
4088 Barnes Cove Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

BILL GARRETT, Davidson County
Trans:T20130011274 DEEDWARRSP
Recvd: 02/11/13 08:37 3 pgs
Fees:18.00 Taxes:122.10
20130211-0013611

MAP	**133-11**
GROUP	**A**
PARCEL	**13.00co**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Assets Recovery 25, LLC, ,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jason Oggs,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B-7 on the Plan of Canterbury Hall Condominiums, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, as amended in Book 5441, page 819, as shown on a plan of reference in Book 5200, page 159, Register's Office, Davidson County, Tennessee, to which plan refernce is hereby made for a more complete description.

Being the same property conveyed to Assets Recovery 25, LLC by deed dated September 19, 2012 from Banco Popular North America, its successors and assigns of record in Instrument no. 20121022-0096399, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **500 Paragon Mills Rd, Unit B-7, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 5th** day of **February, 2013.**

Assets Recovery 25, LLC

★ **By:** _____

James Ronald Frantangelo,
Managing Member

NOTARIZE

STATE OF Florida
COUNTY OF

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Ronald Frantangelo** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **Assets Recovery 25, LLC**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 5th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 08/12/2014

MINELYS LOPEZ
Notary Public - State of Florida
My Comm. Expires Aug 12, 2014
Commission # EE 16968

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $33,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of February, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY