This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 053160
PARCEL: 013.00
GROUP:

New Owners Address & Send Tax Bills to:
MSR I Assets Company, LLC, (a Delaware Company)
7801 North Capital of Texas Hwy, Ste 360
Austin, TX 78731

BILL GARRETT, Davidson County
Trans:T20130015986 DEEDWARR
Recvd: 02/26/13 15:18 2 pgs
Fees:13.00 Taxes:414.40
20130226-0019251

WARRANTY DEED

THIS INDENTURE, made this 22nd day of February, 2013 between

Ashton R. Totty and Brenda L. Shelton

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

MSR I Assets Company, LLC, (a Delaware Company)

of Travis, County Texas, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

All that certain parcel of land situate in the county of Davidson, state of Tennessee, being known and designated as Lot No. 5 on the Plan of Green Heights, as of record in Book 1835 Page 112, Register's Office for said County. Said Lot No. 5 fronts 89.77 feet on the northerly side of Ray Avenue and runs back 200 feet on the westerly line and 207 feet on the easterly line to a dead line in the rear measuring 58.5 feet thereon.

Being the same property conveyed to Ashton R. Totty, single and Brenda L. Shelton, single by Special Warranty Deed from The Bank of New York National Trust Company, NA, as Successor-In-Interest to JPMorgan Chase Bank, National Association, as Trustee-SURF-BC4, by Litton Loan Servicing LP, as Attorney-in-Fact dated November 16, 2007 of record in Instrument Number 20071226-0146838, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 123 Ray Avenue, Old Hickory, TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and

defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ashton R. Totty by Brenda L. Shelton, Attorney in Fact

Ashton R. Totty by Brenda L. Shelton, Attorney in Fact

Brenda L. Shelton

Brenda L. Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brenda L. Shelton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 22nd day of February, 2013.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2013, before me personally appeared Brenda L. Shelton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ashton R. Totty, and who acknowledged that she executed the same as the free act and deed of Ashton R. Totty.

Witness my hand, at office, this 22nd day of February, 2013.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $112,000.00.

Brenda L. Shelton
Affiant

Sworn to and subscribed before me, this 22nd day of February, 2013.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/15