WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-5476

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MSR I Assets Company, LLC (NAME)	**Same as New Owner** (NAME)	
7801 N. Capital of Texas Hwy #360 (ADDRESS)	(ADDRESS)	**161-10-A-9.00 CO**
Austin, TX 78731 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **RYAN J. KAMPER AND JENNIFER KAMPER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MSR I ASSETS COMPANY, LLC, A DELAWARE COMPANY** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 28, VILLAGES OF BRENTWOOD, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 613, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RYAN J. KAMPER AND JENNIFER B. PENNINGA, BOTH UNMARRIED BY WARRANTY DEED FROM EDWARD GROSS, A SINGLE MAN, RECORDED ON THE 1ST DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050201-0011769, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RYAN J. KAMPER AND JENNIFER B. PENNINGA ARE NOW MARRIED. JENNIFER B. PENNINGA IS NOW KNOWN AS JENNIFER KAMPER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN PLAT BOOK 5200, PAGE 613; RESTRICTIVE COVENANTS OF RECORD IN BOOK 6143, PAGE 11, BOOK 6398, PAGE 495 AND BOOK 8507, PAGE 831; CHARTER OF THE HOA OF RECORD IN BOOK 6158, PAGE 352; EASEMENTS OF RECORD IN BOOK 6334, PAGE 980, BOOOK 2335, PAGE 221, BOOK 2338, PAGE 222, BOOK 5753, PAGE 913 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20130018216 DEEDWARR
Recvd: 03/06/13 08:32 2 pgs
Fees:13.00 Taxes:491.73
20130306-0022112

This is
( ) unimproved
(X) improved
property known as **5476 Village Way Nashville, Tennessee 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 28th day of February, 2013.

Ryan J. Kamper

Jennifer Kamper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan J. Kamper and Jennifer Kamper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2013.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212