# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-13-4244

**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** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **7801 N. Capital of Texas Hwy, Suite 360** | | **86-16-84.00** |
| (ADDRESS) | (ADDRESS) | |
| **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 **MARY ELLEN WARE, UNMARRIED,** 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 127, VALLEY GROVE, SECTION 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 82, 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 MARY ELLEN HANO, AN UNMARRIED WOMAN BY SPECIAL WARRANTY DEED FROM SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, RECORDED ON THE 30TH DAY OF APRIL, 2009 IN INSTRUMENT NO. 20090430-0039200, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARY ELLEN HANO IS NOW KNOWN AS MARY ELLEN WARE.**

**THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 82; RESTRICTIVE COVENANTS OF RECORD IN BOOK 6112, PAGE 277 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

This is
**( ) unimproved**
**( X ) improved**
property known as **4244 Valley Grove Drive Hermitage, Tennessee 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130018227 DEEDWARR
Recvd: 03/06/13 08:44 2 pgs
Fees:13.00 Taxes:373.70
20130306-0022128

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.

Mary Ellen Ware

Mary Ellen Ware

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ellen Ware, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she 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: 5-2014

(SEAL)




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