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 $87,000.00.

Jennifer Crowell
Affiant

Subscribed and sworn before me this the 8th day of March, 2013.

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6/20/2016

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| MSR1 Assets Company, LLC<br>7801 North Capital of Texas Highway,<br>Suite 360<br>Austin, TX 78731 | New Owner | 162-6-299 |

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, DANIEL DEE ONSTEAD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MSR1 ASSETS COMPANY, LLC, A Delaware Limited Liability Company 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:

Land in Davidssn County, Tennessee, being Lot No. 71 on the Plan of Valley Green Subdivision of record in Book 4460, page 97, Register's Office for said County.

Said Lot No. 71 fronts 86.62 feet on the southerly margin of Ocala Drive and runs back between lines measuring 137.64 feet on the west side and 142.01 feet on the east side to a dead line in the rear measuring 84.3 feet thereon.

Being the same property conveyed to Daniel Dee Onstead by deed from Mel Martinez, Secretary of Housing and Urban Development, dated August 15, 2002 of record in Instrument No. 20021008-0122264, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 157 Ocala Drive, Antioch, TN 37013.

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 8th day of March, 2013.

Daniel Dee Onstead by Scott Hines as his Attorney In Fact
Daniel Dee Onstead
By Scott Hines As His Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20130019668 DEEDWARR
Recvd: 03/11/13 13:51 2 pgs
Fees:13.00 Taxes:321.90
20130311-0024039

STATE OF TN

COUNTY OF Williamson

On this 8 day of March, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Scott Hines with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Daniel Dee Onstead, by Specific Power of Attorney dated December 20, 2012, and who acknowledged that he executed the same as the free act and deed of Daniel Dee Onstead.

Witness my hand and official seal this 8 day of March, 2013.

My Commission Expires: 6/26/2016

Notary Public