BILL GARRETT, Davidson County
Trans:T20130019888 DEEDWARR
Recvd: 03/12/13 09:23 2 pgs
Fees:13.00 Taxes:157.25
20130312-0024289

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **RE Acquisitions, LLC** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **John Blackwell and Frank Bryant** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 24 and the East ½ of Lot No. 25 of Block B on the Map of the Subdivision of Belle Forest No. 2, of record in Book 843, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and the East ½ of Lot No. 25 adjoin and front together 75 feet on the South side of Chester Avenue and run back between parallel lines measuring 132 feet to a dead line in the rear.

BEING the same property conveyed to RE Acquisitions, LLC, by Quitclaim Deed from Rebuildus, LLC, dated 9/18/12 and recorded 9/20/12 in Instrument No. 20120920-0085684; and being the same property previously conveyed to Rebuildus, LLC, by Quitclaim Deed from The Bank of New York Mellon, as Trustee, dated 8/28/12 and recorded 8/31/12 in Instrument No. 20120831-0078940; and being the same property previously conveyed to The Bank of New York Mellon, as Trustee, by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, as Successor Trustee, dated 12/21/11 and recorded 12/22/11 in Instrument No. 20111222-0100086, in the Register's Office of Davidson County, Tennessee. The said Weissman Nowack Curry & Wilco, PC, having been appointed Successor Trustee by instrument dated 8/22/11 and recorded 9/9/11 in Instrument No. 20110909-0070067, said Register's Office. And, being the same property previously conveyed to Herschel B. Oglesby and wife, Mary E. Oglesby, by Installment Deed from Jim Stevens, Trustee, dated 7/16/71 and recorded 8/6/71 in Book 4526, Page 608, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 8th day of March, 2013.

RE Acquisitions, LLC

BY: _____
Mikael Bjork, Director of Operations

STATE OF Colorado
City: COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Mikael Bjork, Director of Operations for RE Acquisitions, LLC** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

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

Notary Public

JENNIFER EVERSON NOTARY PUBLIC STATE OF COLORADO

my commission expires: 12-16-2015

STATE OF ~~Colorado~~ Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$42,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8th day of March, 2013.

Notary Public

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

My Commission Expires:_____

Map and Parcel: 072-14-0-316.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
John Blackwell and Frank Bryant
602 Regent Park Drive
Mt. Juliet, TN 37122