13.1.035

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of April, 2013 by and between Birch NCM, LLC, hereinafter referred to as GRANTOR, and Equity Trust Company, Custodian FBO James G. Lam Traditional IRA, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Lot Number 12-B, Zone Lot 12 Lakeshore Woods, Section 2, as of record in Book 5200, page 608 amended in Book 6250, page 481, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Birch NCM, LLC by Quitclaim Deed from HSBC Bank USA, N.A., as Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2005-HE6, Asset Baced Pass-Through Certificates, by Attorney in Fact Ocwen Loan Servicing, LLC, dated June 4, 2012, recorded June 21, 2012, of record in Instrument No. 201206210054462, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 3307 Oak Trees Court, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Birch NCM, LLC
By: Newbridge Capital Management, LLC, its manager
By: Rebuildus Services, Inc., its manager

By: _____

Title: CEO

BILL GARRETT, Davidson County
Trans:T20130029132 DEEDWARR
Recvd: 04/10/13 09:59 4 pgs
Fees:23.00 Taxes:173.90

20130410-0035401

LLC ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be _____ of Rebuildus Services, Inc., Manager of Newbridge Capital Management, LLC, Manager of **Birch NCM, LLC**, the within named bargainor, a limited liability company, and that he/she in such capacity executed the foregoing instrument for the purpose therein contained, by signing the name of the company.

Witness my hand and seal, at office in _____, this the 5th day of April, 2013.

SEE ATTACHED

_____
Notary Public
My Commission Expires:_____

Map & parcel # 150070 467.00

Name and Address of Property Owner:
Equity Trust Company, Custodian FBO
James G. Lam Traditional IRA

225 Burns Rd
Elyria, OH 44035

Send Tax Statements to same

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $47,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 5th day of April, 2013.

SEE ATTACHED

_____
Notary Public

My Commission Expires: _____

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-035

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles }

On 11-1-13 (Date) before me, Joshua Alexander Kennedy, Notary (Here Insert Name and Title of the Officer)

personally appeared BEN KIM (Name(s) of Signer(s))

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOSHUA ALEXANDER KENNEDY
Commission # 1983384
Notary Public - California
Los Angeles County
My Comm. Expires Jun 25, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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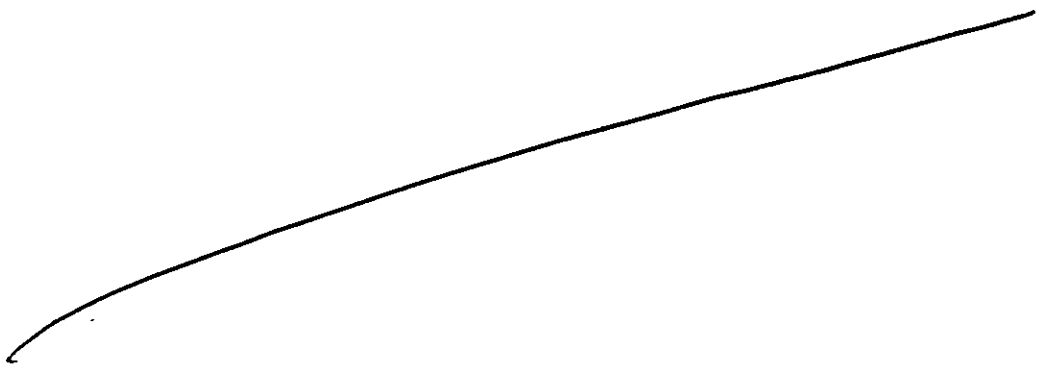
Item #5907

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 1ST (Date) day of APRIL (Month), 2013 (Year), by

(1) BEN KIM (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____ (Signature of Notary Public)

JOSHUA ALEXANDER KENNEDY
Commission # 1983384
Notary Public - California
Los Angeles County
My Comm. Expires Jun 25, 2016

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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Item #5910