WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00**.

Affiant

Subscribed and sworn to before me this 6th day of Apr, 2013

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
MSR 1 Assets Company, LLC	New Owner	052130B020006
7801 North Capital of Texas Highway Suite 360		
Austin, TX 78731		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Farokh Fani,**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **MSR 1 Assets Company, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 67 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-B, of record in Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to Master Deed and Bylaws by instrument of record in Book 7724, Page 293, said Register's Office, to all of which plan reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated t said unit as set forth in said Master deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Farokh Fani, Married from The Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed for Tennessee on June 14, 2012, of record in Instrument Number 20120615-0052612, Register's Office for Davidson County, Tennessee.

Farokh Fani has never used this property as his principal and/or marital residence.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Master Deed of record in Book 7566 , Page 571, and as shown and described on the Plan for River Glen, Phase II-B, in Book 6900, Page 819, Register's Office for Davidson County, Tennessee.
- Bylaws as set forth in instrument recorded in Book 7724, Page 293, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/16/13 10:13 2 pgs
Fees:13.00 Taxes:351.50
20130416-0037589

This is improved property known as: **2515 Sonar Street, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 9th, 2013.

Fani/Farokh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Farokh Fani,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 9th, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY