This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of May, 2013, by and between Jeffrey Millstone, married , party of the first part, and MSR1 Assets Company, LLC, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 91, on the Final Plat of Windhaven Shores, Section Four, as shown by Plat appearing of record in Instrument No. 20041222-0152517, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Jeffrey Millstone by virtue of that certain Warranty Deed dated November 7, 2006, at Instrument No. 20061116-0142305 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property was not used as his primary residence or marital home.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jeffrey Millstone

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jeffrey Millstone, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this day of May, 2013.

See attached
Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 05/06/13 13:57 4 pgs
Fees:23.00 Taxes:360.75
20130506-0045613

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of VENTURA } SS.

On MAY 1ST 2013, before me, VALERIE GOLDSTEIN, NOTARY PUBLIC
(here inset name and title of the officer),
personally appeared JEFFREY M. ILSTONE,

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.

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

VALERIE GOLDSTEIN
Commission # 1946531
Notary Public - California
Ventura County
My Comm. Expires Aug 30, 2015

Valerie Goldstein
Notary Public in and for the
State of CALIFORNIA
County of VENTURA
My Commission Expires AUG 30, 2015

Optional

Description of Attached Document: _____

Document Date: _____ Number of Pages: _____

Right Thumbprint

Property Owner & Address:	**MSR1 Assets Company, LLC** **7801 North Capital of Texas Highway** **Suite 360** Austin, TX 78731
Tax Parcel No	150160A10900CO
Property Address:	3440 Whitesail Ct. Antioch, TN 37013
MAIL TAX BILLS TO:	**MSR1 Assets Company, LLC** **7801 North Capital of Texas Highway** **Suite 360** **Austin, TX 78731**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $97,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of May, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20130510

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13