File Box 8

BILL GARRETT, Davidson County
Trans:T20130102691 DEEDWARRSP
Recvd: 12/06/13 14:41 3 pgs
Fees:18.00 Taxes:286.75
20131206-0124529

After Recording Return To:

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
14904007300

SPECIAL WARRANTY DEED

Property Owner:
Preferred Trust Company, Custodia
fbo Sidney Starkey, #404300932
1017 HUNTS LANE
HENDERSONVILLE, TN 37075

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 4th day of December, 2013, between RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company, whose address is 3963 Maple Avenue, Suite 190, Dallas, TX 75219 ("**GRANTOR**"), and PREFERRED TRUST COMPANY, CUSTODIA for the benefit of SIDNEY STARKEY, #404300932, with a mailing address of 1017 HUNTS LAND, HENDERSONVILLE, TN 37075, ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 380 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 6, AS OF RECORD IN BOOK 3700, PAGE 15, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 80 FEET ON THE NORTH SIDE OF EDGE-O-LAKE DRIVE AND RUNS BACK 142.79 FEET ON THE EAST LINE AND 149.74 FEET ON THE WEST LINE, TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 92.39 FEET.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED RECORDED JULY 25, 2013 AS DOCUMENT NUMBER 20130725-0077009, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 2618 Edge O Lake Drive, Nashville, Tennessee 37217

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Recording state does not require witnesses.

RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company

By: RRCM, LLC, a Texas limited liability company, Manager

By: _____
D'ARCY YOUNG, President

STATE OF Texas }
COUNTY OF Dallas }

ACKNOWLEDGED BEFORE ME, on the 4th day of December, 2013, the undersigned authority, personally appeared D'ARCY YOUNG, who is the President on behalf of **RRCM, LLC, a Texas limited liability company**, Manager for **RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC,** a Texas limited liability company, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

DOROTHY GREEN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 4/28/15

_____
NOTARY PUBLIC My Commission Expires 4/28/15

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 77,560.00

_____
Affiant

DOROTHY GREEN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 4/28/15

Subscribed and sworn to before me this 4th day of December, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 4/28/15

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.