WARRANTY DEED

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S. 2nd Floor
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans: T20130102858 DEEDWARR
Recvd: 12/09/13 10:28 2 pgs
Fees: 13.00 Taxes: 59.20

20131209-0124717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$16,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roshawnda Nelson	**Roshawnda Nelson**	**82-4-219.00**
(NAME)	(NAME)	
883 Carter Street	**3516 Roundwood Forest Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Antioch, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **U.S. Home Ownership, LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roshawnda Nelson and William Smith, both unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Thornby Place, as shown on plat of record in Plat Book 332, page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 50 feet on the northerly side of Carter Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to US Home Ownership, LLC by Quitclaim Deed from Stonecrest Income and Opportunity Fund, LLC, filed for record on June 22, 2012, of record in Instrument No. 20120622-0054697, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 3, said Register's Office.

unimproved

This is improved x property, known as **883 Carter Street, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 5th day of December, 2013.

U.S. Home Ownership, LLC

By: _____

W. Darryl Fry, Managing Member

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Before me, the undersigned, a notary public in and for said County and State, personally appeared, W. Darryl Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be Managing Member of **U.S. Home Ownership, LLC**, (the "Company") the within named bargainor, a California limited liability company, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by her/himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 5th day of December, 2013.

Commission expires: Dec. 9, 2014

_____
Notary Public

STEVEN J. SCHILLING
Commission # 1916007
Notary Public - California
Santa Clara County
My Comm. Expires Dec 9, 2014