BILL GARRETT, Davidson County
Trans:T20140000837 DEEDWARRSP
Recvd: 01/06/14 10:15 2 pgs
Fees:13.00 Taxes:212.75

20140106-0001070

CELIA L. CALLAHAN MY COMMISSION # EE 157042 EXPIRES: March 24, 2016 Bonded Thru Budget Notary Services (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $57,500.00. Affiant RICHARD C. A. TYLER, Agent for Grantee Subscribed and sworn to before me, this Notary Public My commission expires: 3/24/2015

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LPP Mortgage Ltd., a Texas limited partnership	**LPP Mortgage, Ltd., a Texas limited partnership**	**Map\Parcel:** **Lot 54=164100A408.00CO**
6000 Legacy Drive	**6000 Legacy Drive**	**Lot 55=164100A409.00CO** **Lot 60=164100A413.00CO**
Plano, TX 75024	**Plano, TX 75024**	**Lot 61=164100A414.00CO** **Lot 62=164100A415.00CO**

RETURN TO
PIONEER TITLE AGENCY, INC.
513 GEORGIA AVENUE
CHATTANOOGA, TN.

FOR AND IN 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 ACKNOWLEDGE, WE,

Summerfield Development, L.L.C., a limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LPP Mortgage Ltd., a Texas limited partnership

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 Lots 54, 55, 60, 61, 62, as shown on map entitled Village Ten, Summerfield, of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

All lots being part of the same property conveyed to Summerfield Development, LLC, by deed of record in Book 11571, Page 943, Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is (X) unimproved property known as Lots 54, 55, 60, 61 and 62 Village Ten, Summerfield.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that the Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

Witness my/our hand(s) this 10 day of December, 2013.

Summerfield Development, L.L.C.
a limited liability company

By: _____
John Harney, Chief Manager

By: _____
Bob Parks, Secretary

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, **John Harney**, with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he the Chief Manager of Summerfield Development, LLC and is authorized by said limited liability company to execute this instrument on its behalf..

Witness my hand, at office, this 10 day of December 2013.

Elaine Clifton
Notary Public

My Commission Expires: 5-20-17

ELAINE CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Bob Parks**, with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he the Secretary of Summerfield Development, LLC and is authorized by said limited liability company to execute this instrument on its behalf..

Witness my hand, at office, this 10 day of December 2013.

Elaine Clifton
Notary Public

My Commission Expires: 5-20-17

ELAINE CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 120409KS
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027