BILL GARRETT, Davidson County
Trans:T20140000837 DEEDWARRSP
Recvd: 01/06/14 10:17 8 pgs
Fees:43.00 Taxes:3330.00
20140106-0001071

WHEN RECORDED RETURN TO:

Pioneer Title Agency, Inc.
513 Georgia Ave.
Chattanooga, TN 37403

SPECIAL WARRANTY DEED

FROM: LPP MORTGAGE LTD,
a Texas limited partnership
Grantor

TO: REO FUNDING SOLUTIONS IV, LLC,
a Georgia limited liability company
Grantee

This instrument was prepared by:
Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202
Attn: Adam B. Fritcher

Address New Owner (s)	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map and Parcel Numbers:
REO Funding Solutions IV, LLC 9010 Overlook Boulevard Brentwood, Tennessee 37027	REO Funding Solutions IV, LLC 9010 Overlook Boulevard Brentwood, Tennessee 37027	See attached Exhibit "C"

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)

The actual consideration or value, whichever is greater, for this transfer is Nine Hundred Thousand and No/100 Dollars ($900,000.00).

Grantee or Grantee's Agent Julie K. Braun
Vice President

SUBSCRIBED AND SWORN TO before me, this the 30th day of December, 2013.

Notary Public

My Commission Expires:

KIM R BAEUMLER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/17

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **LPP MORTGAGE LTD**, a Texas limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **REO FUNDING SOLUTIONS IV, LLC**, a Georgia limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property.

This conveyance is expressly made subject to any and all real estate taxes and assessments for 2014 and subsequent years, applicable zoning and building regulations, all matters that an accurate survey or a physical inspection of the Property would reveal, and the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever, in fee simple, subject only to the Permitted Exceptions.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, subject only to the Permitted Exceptions.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise. This conveyance is expressly made subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of this 31 day of December, 2013.

GRANTOR:

LPP MORTGAGE LTD.,
a Texas limited partnership

By: Property Acceptance Corp.,
a Texas corporation,
its general partner

By: _____
Name: Michael D. Wyatt
Its: Its Authorized Signatory

STATE OF TEXAS)
COUNTY OF COLLIN)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael D Wyatt, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30 day of December, 2013.

_____
Notary Public

My Commission Expires: Nov. 8, 2014

ELIZABETH B. FRANCIS
Notary Public, State of Texas
My Commission Expires
November 08, 2014

EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL 1

Tract 1

Land in Davidson County, Tennessee, being Lots 94, 95, 96, 97, 100, 117, 118, 120, 121, 122, 126, 127, 128, 129, 130, 131, and 132, as shown on the map entitled Village Five, Summerfield, of record in Instrument No. 20051103-0133115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Land in Davidson County, Tennessee, being Lots 54, 55, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 89, 90, and 91, 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.

Land in Davidson County, Tennessee, being Lots 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, and 253, as shown on the map entitled Village Eleven, Summerfield, of record in Instrument No. 20060718-0086557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2

Property known as Map 164, Parcel 262.00, described as follows:

A tract of land in the 32nd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by Phase Three, Treehaven Subdivision (Inst. #20040913-0110149) , Phase Two, Treehaven Subdivision (Inst #200001120004272) and the right of way for Asheford Trace, on the east by Metropolitan Govt. of Nashville and Davidson County (Inst.# 20120312-0021018) and Ole South Properties, Inc. (Inst. #200607310092636), on the south by Ole South Properties, Inc. (Inst. #200607310092636), on the west by Asheford Crossing Section 3 (Inst. #00009700-0000545) and Asheford Crossing Section 4 (Inst. #00009700-0000912) and the easterly terminus for the right of way for Monroe Crossing. Property is more particularly described as follows:

Beginning at an iron pin with cap set (SEC) at the southeast corner of the terminus for the right of way for Asheford Trace, a point in the westerly line of Metro. Govt. of Nashville and Davidson county; thence with said westerly line the following calls:
With a 565.88 foot radius curve to the right a distance of 231.72 feet, a chord bearing and distance of South 29 degrees 09 minutes 53 seconds East to an iron pin with cap set (SEC);
Thence, North 49 degrees 06 minutes 16 seconds East a distance of 124.03 feet to an iron pin with cap set (SEC);
Thence, South 38 degrees 58 minutes 45 seconds East a distance of 46.62 feet to an iron pin with cap set (SEC);
Thence, South 50 degrees 22 minutes 03 seconds East a distance of 172.49 feet to an iron pin with cap set (SEC) in the westerly line of Metro Govt. of Nashville and Davidson County, thence with said westerly line and the westerly line of Ole South Properties, Inc. the following calls:

Thence, South 05 degrees 28 minutes 21 seconds West a distance of 23.93 feet to an iron pin with cap set (SEC);
Thence, South 06 degrees 44 minutes 53 seconds West a distance of 345.66 feet to an angle point in the westerly and Northerly lines of Ole South Properties, Inc, thence with the Northerly line of Ole South Properties the following calls:
Thence, North 81 degrees 19 minutes 32 seconds West a distance of 63.53 feet to an iron pin with cap set (SEC);
Thence, North 82 degrees 43 minutes 32 seconds West a distance of 267.63 feet to an iron pin with cap set (SEC);
Thence, North 82 degrees 47 minutes 43 seconds West a distance of 211.43 feet to an iron pin with cap set (SEC);
Thence, North 82 degrees 24 minutes 00 seconds West a distance of 257.82 feet to an iron pin with cap set (SEC);
Thence, North 80 degrees 54 minutes 56 seconds West a distance of 124.06 feet to an iron pin with cap set (SEC);
Thence, North 84 degrees 00 minutes 43 seconds West a distance of 147.15 feet to an iron pin with cap set (SEC);
Thence, North 81 degrees 13 minutes 27 seconds West a distance of 264.02 feet to an iron pin with cap set (SEC);
Thence, North 83 degrees 22 minutes 50 seconds West a distance of 135.16 feet to an iron pin found (no cap) in the easterly line of Asheford Crossing Section 4, thence with said easterly line the following calls:
Thence, North 11 degrees 46 minutes 59 seconds East a distance of 11.07 feet to an iron pin found (no cap);
Thence, North 06 degrees 33 minutes 00 seconds East a distance of 56.24 feet to an iron pin found (no cap);
Thence, North 06 degrees 42 minutes 47 seconds East a distance of 134.88 feet to an iron pin found (no cap) at the southeast corner of the terminus for the right of way for Monroe Crossing);
Thence with said terminus North 06 degrees 43 minutes 10 seconds East a distance of 50.01 feet to an iron pin found (no cap) at the southeast corner of Lot 133, Asheford Crossing Section 3;
Thence with the easterly line of Asheford Crossing Section 3 the following calls:
North 06 degrees 37 minutes 22 seconds East a distance of 140.10 feet to an iron pin found (no cap);
Thence, North 07 degrees 22 minutes 23 seconds East a distance of 53.59 feet to an iron pin found (no cap) at the southwest corner of Lot 7, Treehaven Phase Two,
Thence with the southerly line of Treehaven Phase Two the following calls, all points marked with iron pin and cap (SEC):
South 74 degrees 15 minutes 43 seconds East a distance of 126.01 feet;
Thence, North 64 degrees 08 minutes 11 seconds East a distance of 127.02 feet;
Thence, North 34 degrees 32 minutes 32 seconds East a distance of 127.02 feet;
Thence, South 43 degrees 19 minutes 13 seconds East a distance of 93.13 feet;
Thence, North 76 degrees 29 minutes 40 seconds East a distance of 7.94 feet;
Thence, South 82 degrees 38 minutes 05 seconds East a distance of 5.37 feet;
Thence, South 66 degrees 59 minutes 13 seconds East a distance of 56.79 feet;
Thence, North 74 degrees 22 minutes 57 seconds East a distance of 33.85 feet;
Thence, North 67 degrees 08 minutes 25 seconds East a distance of 18.73 feet;
Thence, South 46 degrees 01 minutes 58 seconds East a distance of 18.90 feet;
Thence, South 68 degrees 37 minutes 50 seconds East a distance of 40.53 feet;
Thence, South 85 degrees 13 minutes 10 seconds East a distance of 33.54 feet;
Thence, North 48 degrees 12 minutes 42 seconds East a distance of 85.31 feet;
Thence, South 37 degrees 31 minutes 13 seconds East a distance of 72.55 feet;
Thence, South 65 degrees 00 minutes 39 seconds East a distance of 49.60 feet;
Thence, South 86 degrees 43 minutes 03 seconds East a distance of 56.86 feet;

Thence, South 81 degrees 44 minutes 51 seconds East a distance of 66.35 feet;
Thence, North 75 degrees 29 minutes 54 seconds East a distance of 52.13 feet;
Thence, North 83 degrees 52 minutes 34 seconds East a distance of 48.67 feet;
Thence, North 72 degrees 33 minutes 59 seconds East a distance of 64.18 feet to an iron pin with cap set in the westerly right of way for Ashford Trace;
Thence with said right of way, South 17 degrees 26 minutes 01 seconds East a distance of 50.57 feet to an iron pin with cap (SEC) at the southwest corner of the terminus of the right of way for Ashford Trace;
Thence with said right of way terminus, North 72 degrees 33 minutes 59 seconds East a distance of 60.00 feet to the point of beginning, having an area of 17.358 acres, more or less, by survey of SEC, Inc. dated September 17, 2012, last revised September 20, 2012.

Parcel 1 being part of the same property conveyed to LPP Mortgage Ltd. by Successor Trustee's Deed, of record as Instrument No. 20121116-0106138, Register's Office for Davidson County, Tennessee.

PARCEL 2

Land in Davidson County, Tennessee, being Lots 412, 413, 416, 417, and 431, as shown on the map entitled Summerfield Village Nine, of record in Instrument No. 20060718-0086560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Land in Davidson County, Tennessee, being Lot 266, as shown on the map entitled Summerfield, Village Two, of record in Instrument No. 20000929-0096421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel 2 being the same property conveyed to LPP Mortgage Ltd. by General Warranty Deed, of record as Instrument No. 20121207-0113176, Register's Office for Davidson County, Tennessee.

PARCEL 3

Land in Davidson County, Tennessee, being Lots No. 113 and 114, as shown on the map entitled the Final Plat, Village Five, Summerfield Subdivision, of record as Instrument No. 20051103-0133115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel 3 being the same property conveyed to LPP Mortgage Ltd. by Trustee's Deed, of record as Instrument No. 20110520-0038948, Register's Office for Davidson County, Tennessee.

PARCEL 4

Land in Davidson County, Tennessee, being Lot No. 102, as shown on the map entitled the Final Plat, Village Five, Summerfield Subdivision, of record as Instrument No. 20051103-0133115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel 4 being the same property conveyed to LPP Mortgage Ltd. by Trustee's Deed, of record as Instrument No. 20110520-0038946, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes or special assessments which are not shown as existing liens by the public records.

2. Rights or claims of parties in possession not shown by the public records.

3. Restrictive Covenants and Homeowners' Association Applying to the Subdivision Named Summerfield recorded at Book 11588, Page 484, as amended at Book 11669, Page 376, and at Instrument Nos. 20010308-0021946, 20010504-0046260, 20030527-0071168, 20030527-0071167, 20051103-0133359, 20050317-0029621, 20051103-0133360, 20060724-0089080, 20060724-0089081, and 20060724-0089079, in the Register's Office of Davidson County, Tennessee.

4. Easements, restrictions, requirements and other matters as shown on plats of record at Instrument Nos. 20000929-0096421, 20051103-0133115, 20060718-0086560, 20060718-0086558, and 20060718-0086557, in the Register's Office of Davidson County, Tennessee.

5. Future right of way of Asheford Trace, 20' sewer easements , and concrete swale as shown on survey by SEC, Inc. dated November 20, 2013, Project No. 02123.

6. Storm Water Detention Agreement recorded at Instrument No. 20000113-0004777, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains and Appurtenances recorded at Instrument No. 20030923-0140665, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "C"

MAP AND PARCEL NUMBERS

164 00 0 262.00	164 10 0A 415.00	164 10 0A 456.00
164 10 0A 107.00	164 10 0A 416.00	164 10 0A 457.00
164 10 0A 239.00	164 10 0A 417.00	164 10 0A 458.00
164 10 0A 240.00	164 10 0A 418.00	164 10 0A 459.00
164 10 0A 241.00	164 10 0A 419.00	164 10 0A 460.00
164 10 0A 242.00	164 10 0A 420.00	164 10 0A 461.00
164 10 0A 245.00	164 10 0A 421.00	164 10 0A 462.00
164 10 0A 247.00	164 10 0A 422.00	164 10 0A 463.00
164 10 0A 258.00	164 10 0A 423.00	164 10 0A 464.00
164 10 0A 259.00	164 10 0A 427.00	164 10 0A 465.00
164 10 0A 262.00	164 10 0A 428.00	164 10 0A 466.00
164 10 0A 263.00	164 10 0A 429.00	164 10 0A 467.00
164 10 0A 265.00	164 10 0A 430.00	164 10 0A 468.00
164 10 0A 266.00	164 10 0A 431.00	164 10 0A 469.00
164 10 0A 267.00	164 10 0A 432.00	164 10 0A 470.00
164 10 0A 271.00	164 10 0A 433.00	164 10 0A 471.00
164 10 0A 272.00	164 10 0A 434.00	
164 10 0A 273.00	164 10 0A 435.00	
164 10 0A 274.00	164 10 0A 436.00	
164 10 0A 275.00	164 10 0A 437.00	
164 10 0A 276.00	164 10 0A 438.00	
164 10 0A 277.00	164 10 0A 441.00	
164 10 0A 367.00	164 10 0A 442.00	
164 10 0A 368.00	164 10 0A 443.00	
164 10 0A 371.00	164 10 0A 449.00	
164 10 0A 372.00	164 10 0A 450.00	
164 10 0A 386.00	164 10 0A 451.00	
164 10 0A 408.00	164 10 0A 452.00	
164 10 0A 409.00	164 10 0A 453.00	
164 10 0A 413.00	164 10 0A 454.00	
164 10 0A 414.00	164 10 0A 455.00	