WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/14 15:09 3 pgs
Fees:18.00 Taxes:1480.00
20140204-0010004

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Debbie A. Meadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2014.

Kristi Minton
Notary Public

MY COMMISSION EXPIRES: 9/18/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Joseph Scannelly	Sirva Mortgage, Inc.	172 06 0A 020
(NAME) 6081 Frontier Lane	(NAME) 6200 Oak Tree Blvd., Suite 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Independence, OH 44131	
(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, **Altera Capital, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Joseph Scannelly, III, 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 Not. 30, on the Plan of Mountain View, Section 1, Revision One, of Record in Plat Book 9700, pages 562 and 563, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David L. Maddox and wife, Marita Jane Maddox by deed from Centex Homes, a Nevada general partnership, dated March 31, 1998, of record in Book 10876, page 838, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Altera Capital, LLC, a Tennessee limited liability company, by substitute trustee's deed from Rubin Lublin TN, PLLC, substitute trustee, dated May 17, 2013, of record in Instrument Number 20130605-0057067, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 562 and 563; restrictions of record in Book 10053, page 239, amended in Book 10496, page 311; By-Laws of Mountain View Homeowner's Association, Inc., in Book 10496, page 391; Charter of Mountain View Homeowner's Association, Inc., in Book 10496, page 380; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6081 Frontier Lane, Nashville, TN 37211
(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 31st day of January, 2014.

Altera Capital, LLC

By: Bryan D. Spicer
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Authorized Representative of Altera Capital, LLC, the within named bargainor, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Altera Capital, LLC by Bryan D. Spicer as such Authorized Representative.

Witness my hand and official seal, at Office in Franklin, Tennessee, this 31st day of January, 2014.

Notary Public

My Commission Expires:



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

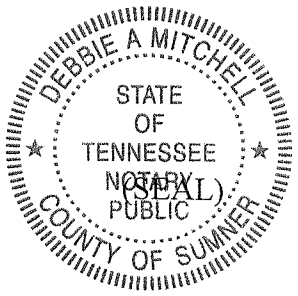
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 4/19/2017