THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
All Star Title, Inc.
6225 Smith Avenue
Suite 202
Baltimore, MD 21209
Telephone: 410-580-0666 Fax: 410-580-0600
File No. AST-14-7392

TAX ID 141 14 0A 042.00

Property Address:
7820 HAYDENBERRY COVE, Nashville, TN 37221
(Davidson County)

Davidson County DEEDWARR
Recvd: 04/01/14 11:22 4 pgs
Fees:23.00 Taxes:925.00
20140401-0026816

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **NEWBURY REO 2013, LLC**, existing under the laws of Delaware, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **HUAN TAO and JIAN WANG**, as Husband + WIFE, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 42, on the Plan of Hanover Park of Sheffield, of record in Book 9700, Page 139, and revised in Book 9700, Page 154-156, Register's Office for said County, to which plan reference is hereby made for a more complete description.

The improvements thereon being known as 7820 Haydenberry Cove, Nashville, TN 37221.

BEING the same property conveyed to Newbury REO 2013, LLC from Brock & Scott, PLLC, by Substitute Trustee's Deed dated January 20, 2014, and recorded on January 24, 2014, as Document No. 20140124-0006698.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a substitute trustee's deed from Brock & Scott, PLLC, dated January 20, 2014, and recorded January 24, 2014, in the Register of Deeds for the County of Davidson, as Document No. 20140124-0006698.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2014 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantees, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 28th day of March, 2014.

NEWBURY REO 2013, LLC

By: _____
Lara George, Vice President

By: _____

STATE OF Maryland
COUNTY OF Montgomery

On this the 28th day of March, 2014, before me, Lara George, the undersigned officer, personally appeared of NEWBURY REO 2013, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself as .

_____
Notary Public
My Commission expires: 3/31/2015

TAX BILLS TO:

Grantor's Name, Address, Phone:
NEWBURY REO 2013, LLC
7500 Old Georgetown Road, Suite 1300
Bethesda, MD 20814

Grantees' Name, Address, Phone:
HUAN TAO and JIAN WANG
751 23RD STREET
NASHVILLE, TN 37209

BENJAMIN AARON SISLEN NOTARY PUBLIC MY COMMISSION EXPIRES 3/31/2015 MONTGOMERY CO. MD

Certificate of Authenticity

I, Cathy Smith, 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.

Cathy Smith

Signature

State of Maryland

County of Baltimore

Personally appeared before me, Denise D. Spilman, a notary public for this county and state, Cathy Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise D. Spilman

Notary's Signature

My Commission Expires: 4/14/15.

Notary's Seal (If on paper)

DENISE D. SPILMAN NOTARY PUBLIC BALTIMORE COUNTY, MARYLAND

STATE OF Maryland
COUNTY OF Baltimore

The actual consideration or true value, whichever is greater for this transfer is $ 250,000.00

Cathy Smith
Affiant Cathy Smith

Subscribed and sworn to before me, this the 27 Day of March 2014

Notary
4/14/15

