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-14-7519

Davidson County DEEDWARR
Recvd: 04/09/14 11:39 4 pgs
Fees:23.00 Taxes:236.80
20140409-0029619

Property Address:
2432 PONDEROSA WAY, Antioch, TN 37013
(Davidson County)

---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**, a limited liability corporation 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 **MARK SMITH**, a single man, hereinafter "Grantee," 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. 19 on the plan of Pebble Creek Subdivision, Section III, of record in Book 5210, Page 169, Register's Office for said County, to which reference is made for a more complete description.

The improvements thereon being known as 2432 Ponderosa Way, Antioch, TN 37013.

BEING the same property conveyed to Newbury REO 2013, LLC from Brock & Scott, PLLC, Substitute Trustee, by Substitute Trustee's Deed dated March 5, 2014, and recorded on March 6, 2014, as Document No. 20140306-0018765.

Smit

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, Substitute Trustee, dated March 5, 2014, and recorded March 6, 2014, in the Register of Deeds for the County of Davidson, as Document No. 20140306-0018765.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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 Grantee, his 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 $62,000.00 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 8th day of April, 2014.

NEWBURY REO 2013, LLC

By: _____

By: Steven Toward, its Vice President

STATE OF MARYLAND
COUNTY OF Montgomery

On this the 8th day of April, 2014, before me, Steven Toward, 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

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

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

Grantee's Name, Address, Phone:
MARK SMITH
623 HARPETH PARKWAY EAST
NASHVILLE, TN 37221

STATE OF Maryland
COUNTY OF Montgomery

The actual consideration or true value, whichever is greater for this transfer is $ 64,000

Affiant Newbury REO 2013, LLC
By: Steven Trowern its Vice President

Subscribed and sworn to before me, this the 8 Day of April 2014

Notary

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

DENISE D. SPILMAN NOTARY PUBLIC BALTIMORE COUNTY, MARYLAND

My Commission Expires: 4/14/15.

Notary's Seal (If on paper)