BILL GARRETT, Davidson County
Trans: T20140030762 DEEDWARR
Recvd: 05/05/14 13:02 2 pgs
Fees: 13.00 Taxes: 518.00

20140505-0038002

WARRANTY DEED

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Kalyn Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

Robin Bowman
Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shamrock Homes & More, LLC	Address of New Owner	16111004600
(NAME)	(NAME)	
5543 Edmondson Pike Suite 77		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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, Newbury REO 2013, LLC, a Delaware limited liability company. HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Shamrock Homes & More, LLC, a Tennessee limited liability, HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 354 on the Plan of Section Three, Huntington Park, as of record in Plat Book 4460, page 68, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Newbury REO 2013, LLC by Deed from Brock & Scott, PLLC, as Substitute Trustee, dated January 20th, 2014, of record in 20140124-0006695, 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 the Grantees; all matters appearing on the Plan of record and restrictions of record in Record Book 4577, page 789; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 537 Huntington Parkway, 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 30th day of April, 2014.

Newbury REO 2013, LLC, a Delaware limited liability company

By: _____
Michael Niccolini, its Vice President

State of Maryland

County of Montgomery

Personally appeared before me, the undersigned Notary Public for the State of Maryland, Michael Niccolini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of Newbury REO 2013, LLC, a Delaware limited liability company, the within named Seller, a limited liability company, and that he/she, as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Vice President.

WITNESS my hand and official seal of this office in Montgomery County, Maryland, this 30th day of April, 2014.

_____
Notary Public for the State of Maryland

My Commission Expires: 3/31/2015

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