| WARRANTY DEED<br>VB2014 0135<br><br>Davidson County DEEDWARR<br>Recvd: 08/20/14 13:41 3 pgs<br>Fees:18.00 Taxes:240.50<br>**20140820-0075915** | **OATH OF CONSIDERATION:**<br>SS.<br>STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00<br><br>JULIE COONS NOTARY PUBLIC<br>AFFIANT<br>SWORN TO AND SUBSCRIBED BEFORE ME THIS 20TH DAY OF AUGUST, 2014.<br><br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES: 5-24-17 |
|---|---|

**THIS INSTRUMENT PREPARED BY:**
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| **Francisco J. Contreras**<br>**4871 Cimarron Way**<br>**Antioch, TN 37013** | **Same** | **13307015400** |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, REO Holdings, LLC, a Tennessee Limited Liability Company, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Francisco J. Contreras and wife, Refugio A. Echeverria Puga, *(hereinafter called "Grantees")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 121 on the Plan of Glencoe Acres, of record in Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 121 begins at a point in the easterly margin of Dumas Drive at the common corner of Lots Nos. 121 and 122; thence in an easterly direction 116 feet to a point, being the common corners of Lots Nos. 120, 121 and 122, thence in a southerly direction along the line dividing Lots Nos. 120 and 121, a distance of 164 feet to a point in the northerly margin of Mimosa Drive; thence in a westerly direction along the northerly margin of Mimosa Drive, 91.5 feet to a point at the beginning of a curve; thence in a northwesterly direction around the curve, a distance of 39.3 feet to a point in the easterly margin of Dumas Drive; thence along the easterly margin of Dumas Drive in a northerly direction, 139 feet to the point of beginning.

Being the same property conveyed to REO HOLDINGS, LLC by Decree of Redemption and Report and Recommendation of the Davidson County Chancery Court, filed July 18, 2014, of record in Instrument #20140820-0075804, and deed from the Heirs at law of James E. Payne of record in Instrument #20140820-0075805, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **3332 Dumas Drive, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record in Book 1788, Page 495, Book 2088, Page 537, Book 2105, Page 633;
(3) All easements of record in 2099, Page 408;
(4) All matters appearing on the plan of record in 1835, Page 136, 137 and 138;

(4) All matters appearing on the plan of record in 1835, Page 136, 137 and 138;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of August, 2014.

GRANTOR:
REO HOLDINGS, LLC

BY: Merdan Ibrahim, Authorized Member

SS.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Merdan Ibrahim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the authorized member of REO Holdings, LLC a Tennessee Limited Liability Corporation, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 20th day of August, 2014.

Julie Coone
Notary Public at Large

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

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

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.