THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Christy Yeager
All Star Title, Inc.
6225 Smith Avenue
Suite 202
Baltimore, MD 21209
Telephone: 410-580-0666 Fax: 410-580-0600
File No. AST-14-9831

Property Address:
403 OAK FORGE, ANTIOCH, TN 37013
(Davidson County)

Davidson County DEEDWARR
Recvd: 10/03/14 14:12 4 pgs
Fees:23.00 Taxes:229.40
20141003-0091909

---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 **PAUL ANDERSON and PAULA ANDERSON**, husband and 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:

Land in Davidson County, Tennessee, being Lot No. 30, on the Third Revision of Bell Forge Village, Section 2 of Record in Plat Book 6900, Page 250, Register's Office for said County, to which reference is made for a more complete description.

The improvements thereon being known as 403 Oak Forge Drive, Antioch, TN 37013.

BEING the same property conveyed to Newbury REO 2013, LLC from Brock & Scott, PLLC, as Substitute Trustees, by Substitute Trustee's Deed dated March 28, 2014, and recorded on March 31, 2014, as Document No. 20140331-0026213.

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, as Substitute Trustees, dated March 28, 2014, and recorded March 31, 2014, in the Register of Deeds for the County of Davidson, as Document No. 20140331-0026213.

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 $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 30th day of September, 2014.

NEWBURY REO 2013, LLC

By: Michael Niccolini
Its Vice President

By:

STATE OF MARYLAND
COUNTY OF Montgomery

On this the 30th day of September, 2014, before me, Linda M. Mujica, the undersigned officer, personally appeared Michael Niccolini 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 Corporation by himself/herself as .

LINDA M. MUJICA NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 27, 2016 MONTGOMERY CO., MD

Notary Public
My Commission expires: 1/27/16

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

Grantees' Name, Address, Phone:
PAUL ANDERSON and PAULA ANDERSON
P.O. BOX 290162
NASHVILLE, TN 37229

STATE OF Maryland
COUNTY OF Montgomery

The actual consideration or true value, whichever is greater for this transfer is $ 62,000.00 .

Affiant Michael Niccolini

Subscribed and sworn to before me, this the ____ **Day of** ~~September~~ **20** 14

Notary

LINDA M. MUJICA
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 27, 2016
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 MD

County of Baltimore

Personally appeared before me, Renay Rothstein, 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.

Renay Rothstein

Notary's Signature

My Commission Expires: 3/15/15.

Notary's Seal (If on paper)

