WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/14 07:59 3 pgs
Fees:18.00 Taxes:42.55
20141028-0099088

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $11,500.00.

Edward Keel
Affiant

Subscribed and sworn to before me this 23rd day of October, 2014

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Edward Keel	SAME	09205014700
P.O. Box 1513		
Antioch, TN 37011		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bert Feinberg and Jiranya Feinberg**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edward Keel**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 in W.T. Gaither's Subdivision of the Easterly half of Block 31 on the Plan of Midway, of record in Book 547, Page 87, Register's Office for Davidson County, Tennessee, Said Lot No. 4 fronts 50 feet on the Westerly side of 32nd Avenue North, formerly India Avenue and runs back between parallel line, 150 feet to an alley.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass Through Certificates, Series 2005-R5 from Nationwide Trustee Services Inc., Substitute Trustee by Substitute Trustee's Deed on September 22, 2011, of record in Instrument Number 20111003-0076288, Register's Office for Davidson County, Tennessee. Further conveyed to EH Pooled 512 LP from Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass Through Certificates, Series 2005-R5, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., as its Attorney in Fact whose mailing address is 1525 South Beltline Road, Coppell, Texas 75019 by Quitclaim Deed on June 1, 2012, of record in Instrument Number 20120606-0049462, Register's Office for Davidson County, Tennessee. Further conveyed to Bert Feinberg and Jiranya Feinberg from EH Pooled 512 LP, a Texas limited partnership by Quitclaim Deed on June 27, 2012, of record in Instrument Number 20120726-0065963, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09205014700, which are not due until 10/1/2015.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as: **939 32nd Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 23, 2014.

Bert Feinberg

BY: _____
Jiranya Feinberg, Attorney-in-fact

_____
Jiranya Feinberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Jiranya Feinberg** to me known to be the persons described in nd who executed the foregoing instrument, and acknowledged that they executed the same or the purposes therein contained.

WITNESS my hand and Official Seal at office this October 23, 2014

My commission expires 8/5/14

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Jiranya Feinberg,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Bert Feinberg,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Bert Feinberg,** the bargainor(s), by the said **Jiranya Feinberg,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of October, 2014.

_____ My Commission Expires: 8/5/18
NOTARY PUBLIC

ANDREW H. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE