WARRANTY DEED TT2014 0193	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 11/25/14 09:35 3 pgs Fees:18.00 Taxes:159.10 **20141125-0108508**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $43,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 24TH DAY OF NOVEMBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES:

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

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jose Loza **2574 Gwinn Drive** **Norcross, GA 30071**	**Same**	**16216002900**

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 Jose Loza, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 38-A on the Plan of Hickory Park Villas Section 2 Zone Lot Division as of record in Book 6250, page 598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to REO Holdings, LLC, a Tennessee Limited Liability Company by Decree for Redemption of record in 20141106-0102625, Davidson County Register of Deeds, REO Holdings, LLC, having exercised the statutory right of redemption obtained by Quitclaim Deed from John Vincent and Tiffany Vincent, in Instrument No. 20140902-0079713, Davidson County Register of Deeds; Further, no creditor or prior lien holder having exercised any right of redemption in Case # 13-299-II, Davidson County Chancery Court, extinguishing all prior lien holders and vesting title in REO Holdings, LLC, fee simple absolute, pursuant to Tenn. Code Ann § 67-5-2706 *et. seq.*

The above-described property is improved property known as **1314 Hickory Park Ct W., Antioch, Tennessee, 37013**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and paid by the Grantor;
(2) All restrictions of record including the Restrictive Covenants Book 6815, Page 800, Davidson County Register of Deeds and the Home Owner's Association of record in Book 7891, Page 217, Davidson County Register of Deeds;
(3) All easements of record including sewer easement of record in Book 5239, Page 26, Davidson County Register of Deeds;
(4) All matters appearing on the plan of record in Book 6250, Page 598, Davidson County Register of Deeds;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his 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 "Grantee" 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 24th day of November, 2014.

GRANTOR:
REO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
Andrew Mitchell
Authorized Member

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Julie Coone, a Notary Public in and for the State and County aforesaid, personally appeared Andrew Mitchell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the duly authorized member REO Holdings, LLC, a Tennessee Limited Liability Company and that he, as such duly elected authorized member, executed the foregoing instrument for the purpose therein contained, by signing the name of the REO Holdings, LLC, by himself as authorized member.

WITNESS my hand and seal, this 24th day of November, 2014.

_____
Notary Public
My Comm. Exp.: 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, Charles Walker, 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

