WARRANTY DEED TT2014 0195 Davidson County DEEDWARR Recvd: 12/22/14 07:34 3 pgs Fees:18.00 Taxes:55.50 **20141222-0116596**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $15,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME, THIS 18TH DAY OF DECEMBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES:

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

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:
Habitat for Humanity of Greater Nashville **652 Coneflower Trail** **Antioch, TN 37013**	**Habitat for Humanity of Greater Nashville** **2950 Kraft Drive Suite 100** **Nashville, TN 37204-3682**	**150 15 0B 065.00**

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 Habitat for Humanity of Greater Nashville, a Non-Profit Corporation, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 65 on the Final Plat of Edison Park of record in Instrument No. 20060726-0090090, Register's Office for Davidson County, Tennessee, to which reference is 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 20141014-0094527, Davidson County Register of Deeds, REO Holdings LLC, having exercised the statutory right of redemption obtained by Quitclaim Deed from Tony Strode in Instrument No. 20140827-0077898, 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 Section 67-5-2706.

The above-described property is improved property known as **652 Coneflower Trail, Antioch, TN 37013**

THIS CONVEYANCE IS SUBJECT TO:
(1) 2014 property taxes which have been prorated and paid by the Grantor;
(1) 2014 property taxes which have been prorated and paid at closing;
(2) Declaration of Covenants Conditions and Restrictions for Edison Park of record in Instrument # 20060831-0107891, Register's Office for Davidson County, Tennessee;
(3) All easements of record and Utility Drainage Easement of record in Quitclaim Deed of record in Instrument # 20060726-0090090, Register's Office for Davidson County, Tennessee;
(4) All matters appearing on the plan of record in Instrument # 20060726-0090090;
(5) All applicable government and zoning regulations;

(6) Charter of Edison Park Owners Association of record in Book 20060724-0089083 Register's Office for Davidson County, Tennessee.

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 18th day of December, 2014.

GRANTOR:

REO Holdings LLC

BY: _____

Andrew Mitchell, Authorized Member

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, 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 that he is the authorized member of REO Holdings, LLC, a Tennessee Liability Company, 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 purpose therein contained.

WITNESS my hand and seal, this 18th day of December, 2014.

_____
Notary Public
My Comm. Exp.: 5-7-17

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

