Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARRSP
Recvd: 12/29/14 07:55 6 pgs
Fees:33.00 Taxes:222.00
20141229-0118133

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$60,000.00**, which amount is equal to or greater that the amount which the property would command at a fair and voluntary sale.

Gail Hudson
Affiant

SUBSCRIBED AND SWORN before me this the 23rd day of **December, 2014.**

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PROPERTY OWNER, & OWNER'S ADDRESS & MAIL TAX BILLS TO:	PROPERTY ADDRESS:	TAX PARCEL NO.:
Walter H Carter	**225 Oceanfront Cir S**	**165050A07800CO**
PO Box 1633 **Mt Juliet, TN 37121**	**Antioch, TN 37013**	

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of **December, 2014,** by and between Distressed Asset Solutions Fund, LLC, party of the first part, hereinafter called Grantor and **Walter H Carter,** a married man, party of the second part, hereinafter called Grantee.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of **Tennessee,** to wit:

See attached Exhibit "A" for legal description and derivation clause.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the items shown in the attached Exhibit "B";

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the 23rd day of **December, 2014**.

Distressed Asset Solutions Fund, LLC

By: Jimmy Castro

Title: **Authorized Signor**

ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On December 23, 2014 before me, Nancy Fragoso, Notary Public personally appeared Jimmy Castro, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

NANCY FRAGOSO
COMM. #1949440
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. SEPT 20, 2015

(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type Specal Warranty Deed
Number of Pages 4 Date of Document 12-23-14
Signer(s) Other Than Named Above NONE

EXHIBIT "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78, ON THE PLAN OF SOUTH SHORE, SECTION I, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT INSTRUMENT NO. 20020624-0075604, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

ALSO INCLUDED IN THIS CONVEYANCE IS A MANUFACTURED HOME WHICH CARRIES HUD LABEL NO TEN 600330 AND TEN 600329, 2003 MODEL TRM28523A, SERIAL NO. CAP015351TNAB, WHICH HAS BECOME AND IS INTENDED TO AFFIX SUCH THAT THE MANUFACTURED HOUSING UNIT IS AN IMPROVEMENT TO AND MADE A PART OF THE REAL PROPERTY.

Derivation Clause

Being all or part of the same property conveyed to Distressed Asset Solutions Fund, LLC by virtue of that certain Quit Claim Deed dated January 15, 2014, at Instrument No. 20140127-0007294 in the amount of $11,750.00 in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2015 Davidson County taxes, not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20020624-0075604, in the Register's Office of Davidson County, Tennessee.
- Easements of record at Book 3917, Page 967, Instrument No. 20020913-0111662 and 20031210-0177420, as recorded in the said Register's Office.
- Landscape Agreement of record at Instrument No. 20010221-0016130 in the said Register's Office.
- Storm Water Detention Agreement of record at Instrument NO. 20010221-0016129 in the said Register's Office.

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson

Signature

State of Tennessee

County of Davidson

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

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.