Davidson County DEEDWARR
Recvd: 01/12/15 13:54 3 pgs
Fees:18.00 Taxes:55.50
20150112-0003158

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
REO Holdings, LLC **1217 W. 2nd Street** **Owensboro, KY 42301**	**Same**	**13301026200**

OATH OF CONSIDERATION:

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $15,000.00.

Affiant

Sworn to and Subscribed before me this 27th day of March, 2014.

Notary Public

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

My Commission Expires: 5-24-17

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, **Howard B. Bottoms, an unmarried man,** *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **REO Holdings, LLC, a Tennessee Limited Liability Company**, (*hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 448 on the Final Plat Resubdivision of Lots 448 & 449 Sunrise Heights Second Plan of record in Instrument No. 20070206-0015587, Davidson County Register of Deeds, to which plan reference is made for a more complete and accurate description.

Source of Grantor's title is an Affidavit of Heirship executed by Raymond Rowe recorded in Instrument No. 20100729-0059354, Register's Office for Davidson County, Tennessee.

The above-described property is unimproved property known as **3103 Mays Street, Nashville, Tennessee, 37211.**

THIS CONVEYANCE IS SUBJECT TO:

- Current and prior year's property taxes which have been assumed by the Grantee;
- All restrictions, easements and matters appearing on the plan of record in Book 421, Page 46, and Instrument No. 20070206-0015587, Register's Office for Davidson County, Tennessee;
- All applicable government and zoning regulations;

TO HAVE AND TO HOLD, upon the entry of a Decree for Redemption by the Davidson County Chancery Court redeeming the above described property from the delinquent tax sale in Tax Civil Action No. 12-368-I, or, if a Decree for Redemption is not entered by February 1, 2015, then title shall vest on February 1, 2015, in the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its 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 27th day of March, 2014.

GRANTOR:

Howard B. Bottoms

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27 **day of** March, 20 14, before me personally appeared **Howard B. Bottoms,** to me known to be the person, (or persons) described in and who executed the foregoing instrument, and ackowledged that he/she/they executed the same as his/her/their free act and deed.

My commission expires: 8-23-16

Notary Public

JODY L. CONYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

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

