BILL GARRETT, Davidson County
Trans:T20150006630 DEEDWARR
Recvd: 01/27/15 15:03 2 pgs
Fees:13.00 Taxes:582.38
20150127-0007796

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0690M

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,400.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of January, 2015

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leon Reed 2618 Edge O Lake Drive Nashville, TN 37217	SWBC Mortgage, Inc. 9311 San Pedro, Suite 100 San Antonio TX 78216	149-04-0-073.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Preferred Trust Company, Custodian for the benefit of Sidney Starkey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leon Reed

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 380 on the Plan of Edge-O-Lake Estates, Section Six, as of record in Book 3700, Page 15, Register's Office for said County.

SAID Lot fronts 80 feet on the north side of Edge-O-Lake Drive and runs back 142.79 feet on the east line and 149.74 feet on the west line, to a dead line in the rear, which is a broken line, on which it measures 92.39 feet.

BEING the same property conveyed to Preferred Trust Company, Custodian for the benefit of Sidney Starkey, by Warranty Deed from Residential Recovery Capital Holdings #2, LLC, a Texas limited liability company, dated 12/4/13 and recorded 12/6/13 in Instrument Number 20131206-0124529; and the same property previously conveyed to Residential Recovery Capital Holdings #2, LLC, a Texas limited liability company, by Warranty Deed from U. S. Bank, National Association, dated 7/17/13 and recorded 7/25/13 in Instrument Number 20130725-0077009; and previously conveyed to U. S. Bank, National Association by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated 5/31/13 and recorded 6/7/13 in Instrument Number 20130607-0058117; J. Phillip Jones was appointed as Substitute Trustee by instrument dated 1/17/13 and recorded 1/23/13 in Instrument Number 20130123-0007495, pursuant to default on a Deed of Trust executed by John Edward Hodge, III and Roline Hodge, husband and wife of record in Instrument Number 20061207-0151480; previously

SCS

conveyed to John Edward Hodge, III and Roline Hodge, husband and wife, by Warranty Deed from Dorothy M. Campbell, dated 11/24/06 and recorded 12/7/06 in Instrument Number 20061207-0151479, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2618 Edge O Lake Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, his heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21 day of January, 2015.

Preferred Trust Company, Custodian for the benefit of Sidney Starkey

BY: _____
Jessica Anderson, Trust Administration Supervisor

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned Notary Public, in and for said County and State, Stephanie Kopf, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of Preferred Trust Company, Custodian for the benefit of Sidney Starkey for the purposes therein contained, and who further acknowledged him/her self to be the Vice President and being authorized by the board of directors to execute this document on behalf of Preferred Trust Company, Custodian for the benefit of Sidney Starkey

Witness my hand and official seal at _____ (City), _____ (State) this 21 day of January, 2015.

_____
Notary Public
My Commission Expires: 6/5/2017

(Notary Seal)

MONICA K. LOUIE
Notary Public, State of Nevada
Appointment No. 13-11080-1
My Appt. Expires June 5, 2017

505