Return To: 15-0030
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150007904 DEEDWARR
Recvd: 02/02/15 10:25 2 pgs
Fees:13.00 Taxes:140.60
20150202-0009332

WARRANTY DEED TT2015 226	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $38,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF JANUARY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON 3-7-16

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:
Eastland Avenue Real Estate, LLC **447 Summit Ridge Pl** **Nashville, Tennessee 37215**	**Same**	**13301026200**

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 Eastland Avenue Real Estate 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:

> Property located in Davidson County, Tennessee, being Lot No. 448, Resubdivision of Lots 448 & 449, Sunrise Heights Second Plan of record in Instrument # 20070206-0015587, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to REO Holdings LLC, a Tennessee Limited Liability Company, by Warranty Deed from Howard B. Bottoms, an unmarried man, dated March 27, 2014, of record in Instrument # 20150112-0003158, Register's Office for Davidson County, Tennessee. Previously conveyed to Howard B. Bottoms by Quitclaim Deed from David Bottoms, Executor of the Estate of Vernon Irene Bottoms, and as Guardian for Lani Jade Bottoms, dated October 5, 2010, recorded in Instrument # 20150112-0003037, Register's Office for Davidson County, Tennessee.

The above-described property is unimproved property known as **3503 Mays Street, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO:
(1) 2015 property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Instrument No. 20070206-0015587;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their 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 28th day of January, 2015.

GRANTOR:

REO Holdings LLC

BY: _____
Merdan Ibrahim, Managing Member

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Merdan Ibrahim, 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 Managing Member of REO Holdings, LLC, a Tennessee Limited 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 purposes therein contained.

WITNESS my hand and seal, this 28th day of January, 2015.

_____
Notary Public
My Comm. Exp.: 5-24-17

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