WARRANTY DEED TT2015 246 Davidson County DEEDWARR Recvd: 02/24/15 15:15 3 pgs Fees:18.00 Taxes:64.75 **20150224-0015875**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $17,500.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 13TH DAY OF FEBRUARY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-19

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:
TBC Development **332 Queen Avenue** **Nashville, TN 37207**	**Same**	**071 08 0 011.00**

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, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto TBC Development, *(hereinafter called "Grantee")*, 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. One on the Plan of the Resubdivision of Lot 120 of the J.B. Haynie's Oriental Plan, of record in Plat Book 6250, page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed, to REO Holdings, LLC, from John Siharath, of record in Instrument No. 20150206-0011431, dated December 2, 2014, and recorded February 6, 2015; by Quitclaim Deed from Khan Sounviong dated December 11, 2014, recorded February 6, 2015 of record in Instrument # 20150206-0011433,; by Quitclaim Deed from Boukeo Sounivong to REO Holdings, dated December 11, 2014, recorded February 6, 2015 of record in Instrument # 20150206-0114435, Register's Office for Davidson County, Tennessee.

The above-described property is unimproved property known as **332 Queen Avenue, Nashville, TN 37207**

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 Plat Book 6250, Page 11;
(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, 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 13th day of February, 2015.

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 authorized member of REO HOLDINGS, LLC, a 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 purpose therein contained.

WITNESS my hand and seal, this 13th day of February, 2015.

Notary Public
My Comm. Exp.: 5-2-18

JULIE COOME
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

