WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021656 DEEDWARR
Recvd: 03/25/15 09:45 2 pgs
Fees:13.00 Taxes:407.00
20150325-0025501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Melissa Dee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 24 day of March, 2015.

KIM SWANN NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires Dec. 21, 2015

Notary Public

MY COMMISSION EXPIRES: 3/21/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ashley Shapiro, unmarried		052 01 0 182.00
(NAME) 235 Robinwood Avenue	(NAME) Same	
(ADDRESS) Madison 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars ($110,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **NEW LIGHT PROPERTIES, LLC, a Tennessee limited liability compnay**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley Shapiro, unmarried**, hereinafter called the Grantees, their 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. 26, Block "G" on the Revised Plan of Power & Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the north margin of Robinwood Avenue and runs back between parallel lines 200 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to HSBC Mortgage Services, Inc., by Substitute Trustee's Deed from Richard J. Myers, as Substitute Trustee dated July 19, 2013 and recorded July 24, 2013 as Instrument No. 20130724-0076769 pursuant to a foreclosed Deed of Trust dated April 11, 215 and recorded as Instrument No. 20050425-0045716 by Christopher L. McCoy and Melissa Cunningham, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to New Light Properties, LLC by Special Warranty Deed from HSBC Mortgage Services, Inc., dated May 8, 2014 and recorded May 23, 2014 as Instrument No. 20140523-0044885, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-150670

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 235 Robinwood Avenue, Madison, TN 37115

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of March, 2015.

NEW LIGHT PROPERTIES, LLC

By: Tiberiu Miko
Its: Member

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tiberiu Miko, 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 Member of New Light Properties, LLC, a Tennessee limited liability company, and is authorized to execute the instrument on behalf of New Light Properties, LLC, the limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liaiblity company by himself as Member.

Witness my hand and official seal, this the 24th of March, 2015.

Notary Public

My Commission Expires: 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-150670