WARRANTY DEED TT2015 352 Davidson County DEEDWARR Recvd: 06/12/15 07:29 3 pgs Fees:18.00 Taxes:103.60 **20150612-0055562**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE, COUNTY OF DAVIDSON: THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 8TH DAY OF JUNE, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

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:
Robert Higgins **415 Church St., Unit 2809** **Nashville, TN 37219**	**Same**	**08 103 02 4100**

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 Robert Higgins, *(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 part of Lot No. 29 in Owen's Buena Vista Plan of Lots, as of record in Book 57 page 26, Register's office for Davidson County, Tennessee, described as follows: Said part of lot 29 begins at the Southwest corner of 11th Avenue North and the first alley South of Spring Street; Thence with the Wester ly margin of said avenue, Southerly, 50 feet; Thence Westerly parallel with said alley, 140 feet; Thence northerly, parallel with said Avenue, 50 feet to the southerly margin of said alley; Thence easterly, with the southerly margin of said alley, 140 feet to the beginning.
>
> Being the same real estate conveyed to the grantors by Court Order of record in the Davidson County Register of Deeds as Instrument No. 20150512-0043640, recorded on May 12, 2015.

The above-described property is unimproved property known as **2131 11th Ave. North, Nashville, TN 37208**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's 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; (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 8th day of June, 2015.

GRANTOR:

REO Holdings, LLC

BY: _____

Merdan Ibrahim, Authorized Member

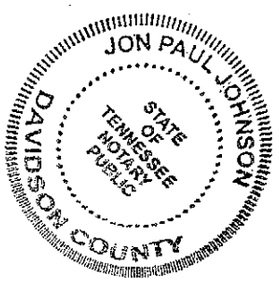
S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 Authorized Member of REO Holdings, LLC, the within named bargainor, a corporation and that he as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing his name as the Authorized Member.

WITNESS my hand and seal, this 8th day of June, 2015.

_____
Notary Public

My Comm. Exp.: 7-3-17



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

