PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/01/16 10:54 3 pgs
Fees:18.00 Taxes:1563.25
20160401-0030972

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of March, 2016 by and between Nashville REO Associates, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Brian L. David, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit B as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for Homes at 2510 Carter Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20140408-0029417, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Nashville REO Associates, LLC by Warranty Deed from Angela Smalling (FKA Angela Murray) and Jason Smalling, wife and husband, dated October 25, 2013, recorded November 6, 2013, of record in Instrument No. 20131106-0115018, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 2510 B Carter Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Nashville REO Associates, LLC, a Tennesese limited liability company

By: _____ 3/31/16
Pete Prosser, Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah Turner, a Notary Public of said State and County aforesaid, personally appeared **Pete Prosser** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager** of **Nashville REO Associates, LLC**, the within named bargainor, a limited liability company and that he as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Manager**.

Witness my hand and seal, at office in Franklin, TN, this the 31st day of March, 2016.

Notary Public
My Commission Expires: October 30, 2016

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Name and Address of Property Owner:
Brian David
2510 B Carter Avenue,
Nashville, TN 37206

Send Tax Statements to:
New owner

Map & Parcel: 083-04-0-I-002.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $422,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of March, 2016.

Notary Public

My Commission Expires: 1-11-17

STEPHANIE MOREAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STEPHANIE MOREAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-081

True Copy Certification

I, AMANDA JOLLIFF, 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.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

