Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160048839 DEEDWARR
Recvd: 06/09/16 10:16 2 pgs
Fees: 13.00 Taxes: 203.50
20160609-0058297

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2016

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Michael Mills<br>3184 Ewingdale Drive<br>Nashville, TN 37207-2702 | New Owner | 060-01-0-156.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Asset Bridge Capital, LLC, a Utah limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Mills,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section One, Golden Valley Estates, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Beginning on the Southerly margin of Ewingwood Drive at the corner of Lots Nos. 120 and 121; thence with the line between said two lots Southerly 79.5 feet to the corner of Lots Nos. 119 and 120; thence with the line between said two lots Easterly 81.97 feet to the Westerly margin of, Ewingdale Drive; thence with the same Northerly 73 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, Northwesterly 39.27 feet to the Southerly margin of Ewingwood Drive; thence with the same Westerly 63 feet to the beginning.

Being the same property conveyed to Donald T. Nichols, a married man, as sole and separate owner by Warranty deed from Edwin Brint Hollis of record in Instrument No. 20110222-0014408 Register's Office for Davidson County, Tennessee, dated February 14, 2011 and recorded on February 22, 2011. (Value of consideration shown in aforementioned deed $51,000.00.)

Being the same property conveyed to Asset Bridge Capital, LLC., a Utah limited liability company by Deed in Lieu of Foreclosure deed from Donald T. Nichols, a married man, as sole and separate owner of record in Instrument No. 20140909-0082351 Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on September 09, 2014. (Value of consideration shown in aforementioned deed $20,806.88.) Being also known as 3184 Ewingdale Drive Nashville, TN 372072702.

This property is improved property known as 3184 Ewingdale Drive, Nashville, TN, 37207-2702

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

12. The undersigned is not a foreign Person, but rather is a "United States person" within the meaning of Section 7701 (a)(30) of the Internal Revenue Code of 1986, as amended (the "Code"), and that Seller's true and correct United States taxpayer identification number (or Social Security number) is set forth below opposite the signature of the Seller. Seller is making the statements set forth herein for the purpose of releasing the Purchaser and/or Settlement Agent from any withholding obligation which might otherwise be imposed under Section 1445(a).

Asset Bridge Capital, LLC
A Utah limited liability company

By: _____
James W Lipscomb
Its: Managing Member

NOTARY PUBLIC
Jenni Warthen
Commission #664795
My Commission Expires
March 25, 2017
STATE OF UTAH

Subscribed and sworn to before me this the 31st day of May, 2016.

_____
Notary Public

My Commission expires: March 25, 2017