Name and Address of New Owner:
Elizabeth Fay Holland
2633 Old Buena Vista Pike
Nashville, TN 37218

Send Tax Bills To:
Synovus Bank
1033 Demonbreun St., Ste 200
Nashville, TN 37203

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 070-03-0-005.02

Karen Johnson Davidson County
Batch# 308104 DEEDWARR
10/30/2019 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $240.34
20191030-0111186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Balsa NCM, LLC, a Delaware Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Fay Holland, an unmarried woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

All the following piece, parcel or tract of land, situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being parts of Lots Nos. 5 and 6 on the Unrecorded plan of the Subdivision of the J.S. Spurlock Lands, described partly according to a survey made by Z.J. Wilkinson, Surveyor, June 17, 1963, as follows:

Beginning on the Westerly margin of the Old Buena Vista Road at a point 50 feet North of the **Northeast corner** of the property conveyed to Odell Meneese and wife, by deed from M.H. Webb **and wife, of** record in Book 3671, Page 456, Register's Office for said County; thence with said **road, North 44** degrees 45 minutes West 50 feet; thence South 45 degrees 15 minutes West 328 **feet; thence South** 14 degrees 15 minutes East 59 feet; thence North 45 degrees 15 minutes East **359 feet to the** beginning.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee Morgan **Stanley ABS** Capital I, Inc. Trust 2006-HE8 Mortgage Pass-Through Certificates, Series 2006-**HE8 by Successor** Trustee' s Deed deed from Weissman Nowack Curry and Wilco, PC, Successor **Trustee of record** in Instrument No. 20110428-0032502 Register's Office for Davidson County, **Tennessee, dated** April 06, 2011 and recorded on April 28, 2011.

Being the same property conveyed to Rebuildus, LLC by Quit-Claim deed from Deutsche Bank **National Trust** Company, as Trustee Morgan Stanley ABS Capital I, Inc. Trust 2006-HE8 **Mortgage Pass-**Through Certificates, Series 2006-HE8, by Attorney-in-fact Ocwen Loan **Servicing, LLC** of record in Instrument No. 20120627-0056286 Register's Office for Davidson **County, Tennessee**, dated June 14, 2012 and recorded on June 27, 2012.

Being the same property conveyed to Balsa NCM, LLC by Quit Claim deed from Rebuildus, LLC **of record in Instrument** No. 20121113-0104263 Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on November 13, 2012.

Being improved property also known as 2633 Old Buena Vista Road, Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2019.

Balsa NCM LLC, a Delaware Limited Liability Company

By: _____

Newbridge Capital Management, LLC, Manager
Name: David Sandmann
Its: Authorized Signor

State of Connecticut
County of Middlesex

Before me, DAVID Sandmann of the state and county mentioned, personally appeared Newbridge Capital Management, LLC, Manager with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theManager of Balsa NCM,LLC, the within named bargainor, a Limited Liability Company, and that as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand, at office, this 28th day of October, 2019.

Susan E. Morrison
Notary's Signature
My commission expires: 1-31-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $64,957.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of October, 2019.

Notary Public
My commission expires: 11/8/22
File No. 2019-420

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON