SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059903 DEEDWARRSP
Recvd: 09/23/10 09:55 2 pgs
Fees:13.00 Taxes:462.50
20100923-0075642

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.
Affiant (Dean Passwaiter)
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF September, 2010
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES D. LORAINE, JR.
Notary Public, State of Ohio
Recorded in Geauga County
My Commission Expires
August 23rd, 2014

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11534

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Qualls	Joseph H. Qualls	050-03-0-B-152.00-CO
(NAME)	(NAME)	
1409 Cranapple Cove	1409 Cranapple Cove	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **Arch Bay Holdings, LLC - Series 2009B** , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Joseph Qualls, single.

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 74 on the plan of Mulberry Downs, Phase 1C, of record in Book 7900, Page 442, Register's Office for said county, reference to which is hereby made for a more complete and accurate description.

Said property being further conveyed to Arch Bay Holdings, LLC - Series 2009B by Substitute Trustee's Deed from Germaine Duncan, Vice President, Nationwide Trustee Services, Inc., dated May 13, 2010 and recorded on May 18, 2010 in Instrument No. 20100518-0038242, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1409 Cranapple Cove Nashville 37207
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Joseph Qualls, and his/her/their assigns, forever.

Said Arch Bay Holdings, LLC - Series 2009B, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Arch Bay Holdings, LLC - Series 2009B**, has executed this deed this 20th day of July, 2010

Arch Bay Holdings, LLC - Series 2009B

Melissa McDonough,
* Title & Closing Manager, Specialized Title Services, LLC
Attorney in Fact for Specialized Loan Servicing, LLC/
Specialized Asset Management, LLC

STATE OF Colorado

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Melissa McDonough, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the manager of * , the Attorney in Fact of said Arch Bay Holdings, LLC - Series 2009B, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number 20100923-0075041 of record in _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 20th day of July, 2010

Notary Public

My Commission expires: 7-21-2011

TERRI FISHER
NOTARY PUBLIC
STATE OF COLORADO

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11534

1409 Cranapple Cove
Nashville, TN 37207