BILL GARRETT, Davidson County
Trans:T20110017235 DEEDWARRSP
Recvd: 03/24/11 10:24 3 pgs
Fees:18.00 Taxes:597.20
20110324-0022786

This Instrument Prepared By
and After Recording Return to:
Lincoln Title, LLC
7823 Montvue Center Way
Knoxville, TN 37919
(865) 694-1400
1050363

RESPONSIBLE TAXPAYER
Jennifer Ahnquist and David Ahnquist
Franklin Synergy Bank
3301 Aspen Grove Dr. Ste 200
Franklin, TN 37067
PROPERTY OWNER
Jennifer Ahnquist and David Ahnquist
8072 Sawyer Brown Road
Nashville, TN 37221

12814-000-600 CLT# 128 140 006.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $161,405.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kim Basen
Affiant Kim Basen-Meridian Asset Services AIF

Subscribed and sworn to before me this 14th day of March, 2011.

Linda S. Vanderveer
Notary Public
My Commission Expires: April 30, 2014

LINDA S. VANDERVEER
MY COMMISSION # DD982819
EXPIRES April 30, 2014
(407) 398-0153 FloridaNotaryService.com

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 15 day of March, 2011, between **SELENE RMOF REO ACQUISITION, LLC** ("Grantor"), and **JENNIFER AHNQUIST AND DAVID AHNQUIST,** wife and husband ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee all of the Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

[SEE EXHIBIT A ATTACHED HERETO]

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to

the Property against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the date first above written.

GRANTOR:
Meridian Asset Services: as attorney in fact for:
Selene RMOF REO Acquisition, LLC

By: Kim Basen

Its: Kim Basen-Portfolio Manager

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Kim Basen, 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 Portfolio Manager of ***Meridian Asset Services: as attorney in fact for:*** **Selene RMOF REO Acquisition, LLC** the within-named bargainor, and that he, as such Portfolio Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Portfolio Manager.

WITNESS my hand and seal at office on this the 14th day of March, 2011.

Linda S Vanderveer
Notary Public

My Commission Expires: April 30, 2014

LINDA S. VANDERVEER
MY COMMISSION # DD982819
EXPIRES April 30, 2014
(407) 398-0153 FloridaNotaryService.com

https://ws.equator.com/index.cfm?event=property.getFile&file_id=91949515

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LOT NUMBER 6 ON THE PLAN OF HARPETH PARK, SECTION ONE, AS OF RECORD IN BOOK 3600, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, CONDITIONS AND BUILDING SETBACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO SELENE RMOF REO ACQUISITION LLC BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP., AS SUBSTITUTE TRUSTEE, DATED 5/13/2010 AND RECORDED 5/27/2010 IN INSTRUMENT NO. 20100527-0040854, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO SEE POWER OF ATTORNEY RECORDED ON 3-24-11 - IN INSTRUMENT # 20110324002278S IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY.

Purported Address: 8072 Sawyer Brown Road, Nashville TN 37221