WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

PTE DEVELOPMENT, LLC
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alpha Real Estate Holdings, LLC	Alpha Real Estate Holdings, LLC	51-06A 6.00 & 051-06-A005.00
(NAME)	(NAME)	
1220 Villa Place	SAME	051-06-0A-003.00 & 51-6-A-2.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		051-060A-001.00 & 51-06-0A-7.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cornerstone Community Reinvestment, LLC and PTE Development, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alpha Real Estate Holdings, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Legal

unimproved ☐

This is improved ☒ property, known as 724 Due West Avenue North Units A, B, D,E, F, J, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Record & Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
File No. ALW-11-724

BILL GARRETT, Davidson County
Trans:T20110023558 DEEDWARR
Recvd: 04/21/11 10:25 4 pgs
Fees:23.00 Taxes:1346.80
20110421-0030768

Witness our hands this 15 day of APRIL, 2011.

PTE Development, LLC

By: TAX OFFICER
Phillip Baumgart
Its: Tax Officer

Cornerstone Community Reinvestment, LLC

By: Paul Kazanofski CEO
Paul Kazanofski
Its: Chief Executive Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15 day of APRIL, 2011, before me personally appeared Paul Kazanofski, to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Chief Executive Officer of Cornerstone Community Reinvestment, LLC the within named bargainor, a limited liability company, and that he as such Chief Executive Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 15 day of APRIL, 2011 in Nashville, Tennessee.

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public

Commission expires:

STAET OF TENNSEESSEE
COUNTY OF DAVIDSON

On this 15 day of APRIL, 2011, before me personally appeared Phillip Baumgart, to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Tax Officer of PTE Development, LLC the within named bargainor, a limited liability company, and that he as such tax Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 15 day of APRIL, 2011 in Nashville, Tennessee.

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public

Commission expires:

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Units A, B, D, E, F, and J, ROYAL PROPERTY MANAGEMENT, LLC; HOMEOWNERS' ASSOCIATION, as established under Master Deed of record in Instrument Number 20050817-0097684, (erroneously referred to in prior deeds as 20050817-009684) in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to PTE Developement, LLC by Special Warranty Deed from HSBC Mortgage Services, Inc., dated August 19, 2009, of record in Instrument Number 20090901-0081974, in the Register's Office for Davidson County, Tennessee (as to Unit A);

Being the same property conveyed to Cornerstone Community Reinvestment* by Special Warranty Deed from U.S. Bank National Association, as Trustee on behalf of the Certificateholders of SASCO 2006-BC4 Trust Fund, dated November 2, 2009, of record in Instrument Number 20091201-0109681, in the Register's Office for Davidson County, Tennessee (Unit B);

Being the same property conveyed to PTE Development* by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE8, dated September 18, 2009, of record in Instrument Number 20091020-0096831, in the Register's Office for Davidson County, Tennessee (Unit D);

Being the same property conveyed to PTE Development* by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE1, dated September 4, 2009, of record in Instrument Number 20090918-0087378, in the Register's Office for Davidson County, Tennessee (Unit E);

Being the same property conveyed to PTE Development, LLC by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006, Fremont Home loan Trust 2006-C, dated September 9, 2009, of record in Instrument Number 20091007-0093390, in the Register's Office for Davidson County, Tennessee (Unit F);

Being the same property conveyed to PTE Development, LLC by Special Warranty Deed from U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3, dated August 21, 2009, of record in Instrument Number 20091007-0093350; to 724 Due West Unit J. Trust by Quit-Claim Deed from PTE Development, LLC, dated October 6, 2009, of record in Instrument Number 20091007-0093351; to Phillip Baumgart, Trustee of the 724 Due West Unit J Trust by Quitclaim Deed from PTE Development, LLC, dated November 18, 2010, of record in Instrument Number 20101203-0096424; further being the same property conveyed to PTE Development, LLC by Quitclaim Deed recorded simultaneously herewith in Instrument Number 20110421-0030767, in the Register's Office of Davidson County, Tennessee (Unit J)

File No.: ALW-11-724

EXHIBIT A
LEGAL DESCRIPTION

*Cornerstone Community Reinvestment is correctly known as Cornerstone Community Reinvestment, LLC, and conveys subject property as such.

**PTE Development is correctly known as PTE Development, LLC, and conveys subject property as such.