BILL GARRETT, Davidson County
Trans:T20110077067 DEEDWARR
Recvd: 12/06/11 13:36 2 pgs
Fees:13.00 Taxes:127.65
20111206-0095110

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110925

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2011.

NOTARY PUBLIC

My commission expires: 8-4-14

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Pitta 163-165 Welworth Madison, TN 37115	Same address as new owner	034130079.00

FOR AND IN CONSIDERATION of the sum of Thirty Four Thousand Five Hundred and 00/100 Dollars ($34,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TENNESSEE REGIONAL HOLDING, LLC**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID E. PITTA, MARRIED,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 16, Block A, as shown on the map entitled Eastlawn, of record as Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 fronts 50 feet on the northerly margin of Welworth Street and extends back between parallel lines 120 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Tennessee Regional Holding, LLC, by Special Warranty Deed from The Bank of New York Mellon (FKA the Bank of New York), as Trustee for MASTR Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Serier 2006-2, dated 10/4/2010, recorded 10/5/2010, of record in Instrument # 20101005-0079814, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat book 547, pages153 and 154; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 163-165 Welworth, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 2nd day of December, 2011.

TENNESSEE REGIONAL HOLDING, LLC

BY: _____
JUSTIN HICKS, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of December, 2011, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an Authorized Agent of Tennessee Regional Holding, LLC and that said instrument was signed in behalf of said Limited Liability Company, and said Justin Hicks acknowledged said instrument to be the free act and deed of said Limited Liability Company.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY