THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Patrick Lombard
Florida Title & Escrow Professionals, Inc.
141 NE 3rd Avenue, Miami, Fl 33132

BILL GARRETT, Davidson County
Trans:T20120003465 DEEDWARRSP
Recvd: 01/17/12 09:06 3 pgs
Fees:18.00 Taxes:518.00
20120117-0004234

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 18 day of November 2011, by **YALE MORTGAGE CORPORATION, a Florida corporation**, whose mailing address is **141 N.E. 3rd Avenue, 12th Floor, Miami, FL 33132**, (hereinafter "Grantor") who, in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, received from or on behalf of **MULLER REAL ESTATE HOLDINGS, LLC, a Florida limited liability company,** whose mailing address is **777 Arthur Godfrey Road, Suite 400, Miami Beach, FL 33140,** (hereinafter "Grantee") (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation) hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Davidson County, Tennessee** and legally described as follows:.

Lot 473 on the Plan of Sunset View, Section 7 of record in Plat Book 2900, Page 109 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, being all of the same property conveyed to Yale Mortgage Corp. in Substitue Trustee's Deed of record at Inst. No. 20110926-0074081
a/k/a 2205 Cabin Hill Road, Nashville, TN 37214

SUBJECT TO: Restrictions, reservations and easements of record, if any, and taxes for the year 2011 and subsequent years.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered

First Witness Signs
PAMELA VARGAS
Print Name of Witness

Second Witness Signs
Print Name of Witness

YALE MORTGAGE CORPORATION

BY: _____
Gilbert Kahn
Title: Vice President and CEO

Name and address of party responsible for payment of taxes: Yale Mortgage Corporation
141 N.E. 3rd Avenue, 12th Floor
Miami, FL 33132
Tax Parcel No. 073-070-030000

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 18 day of November 2011, by Gilbert Kahn, as Vice President and Chief Executive Officer of Yale Mortgage Corporation, a Florida corporation, on behalf of the corporation, and who is personally known to me.

Notary Public

My Commission Expires:

PATRICK LOMBARD
MY COMMISSION # EE 056207
EXPIRES: February 12, 2015
Bonded Thru Notary Public Underwriters

I, or we, hereby swear or affirm, that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to me this 10th day of January, 2012.

Notary Public

My Commission Expires:

6-29-15

MICHAEL E. HEWGLEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

CERTIFICATE OF CORPORATE RESOLUTIONS
OF
YALE MORTGAGE CORPORATION

I, **Philip Gross**, Secretary of Yale Mortgage Corporation, a corporation organized and existing under and by virtue of the laws of Florida, with its principal office and place of business located at 141 NE 3rd, Miami, Florida 33132, do hereby certify that I am custodian of the records and minutes of the proceedings of the board of directors of said corporation, and that on the 16th day of September 2010, pursuant to Florida Statute Annotated §607.0821 and the bylaws of the corporation, the following resolutions were duly adopted by unanimous consent of the directors, and remain in full force and effect without change or modification as of this date:

RESOLVED, that the corporation sell the properties located at **2205 Cabin Hill Road, Nashville, TN 37214**, to **Muller Real Estate Holdings, LLC, a Florida LLC** for an amount of **$140,000.00.**

FURTHER RESOLVED, that Gilbert Kahn, as CEO and Vice President of the corporation, be and he is hereby authorized and directed, on behalf of the corporation, to execute and deliver to the purchasers, a warranty deed with the corporate name affixed thereto, upon the payment of the purchase price, and to execute and deliver such other documents and instruments as may be required for the consummation of the aforesaid transaction, and

FURTHER RESOLVED, that Gilbert Kahn, as CEO and Vice President, be and he is hereby authorized to do and perform such other acts and deeds in the name and on behalf of the corporation as he, in his sole and absolute discretion, may deem necessary or desirable in furtherance of the aforesaid transaction.

IN WITNESS WHEREOF, I have hereunto set my hand at Miami-Dade County, Florida, this 18th day of November 2011.

Secretary

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Philip Gross,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that he/she is the secretary of Yale Mortgage Corporation, a corporation, and that the statements contained in the foregoing certificate are true and correct to the best of his/her knowledge, information, and belief.

Witness my hand and official seal at Miami-Dade County, Florida, this 18 day of November 2011.

Notary Public

My Commission Expires:

_____

PATRICK LOMBARD
MY COMMISSION # EE 056207
EXPIRES: February 12, 2015
Bonded Thru Notary Public Underwriters