After Recording Return to:
SINGLESOURCE
Attn: MINDY KRUHM
333 TECHNOLOGY DRIVE, SUITE 102
CANONSBURG, PA 15317
File No. 110742738

This document prepared by:

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Davidson County DEEDWARRSP
Recvd: 02/14/12 16:09 4 pgs
Fees:23.00 Taxes:506.90
20120214-0013060

Tax ID No.:
150.16-0A-071.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 27th day of DEC., 2011, by and between ARCH BAY HOLDINGS, LLC - SERIES 2010B BY ITS ATTORNEY IN FACT, SINGLESOURCE PROPERTY SOLUTIONS, LLC, organized and existing under the laws of _____, of 400 NATIONAL WAY SV-35, SIMI VALLEY, CA 93065 hereinafter referred to as Grantor(s) and RAFAT FAHIM, of 129 MASSMAN MANOR DRIVE, NASHVILLE, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED THIRTY SEVEN THOUSAND ($137,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, Tennessee:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20111202-0093886, Recorded: 12/02/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 150.16-0A-071.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

ARCH BAY HOLDINGS, LLC - SERIES 2010B BY ITS ATTORNEY IN FACT, SINGLESOURCE PROPERTY SOLUTIONS, LLC

BY Nicole Lehmer
NAME: Nicole Lehmer
TITLE: Closing Coordinator

STATE OF PA
COUNTY OF Washington

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ARCH BAY HOLDINGS, LLC - SERIES 2010B BY ITS ATTORNEY IN FACT, SINGLESOURCE PROPERTY SOLUTIONS, LLC, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 27th day of Dec. 2011

Heidi Copenheaver
Notary Public
Commission expires: 5/28/2013

NOTARIAL SEAL
HEIDI COPENHEAVER
Notary Public
CASTLE SHANNON BORO, ALLEGHENY CNTY
My Commission Expires May 28, 2013

VALUATION AFFIDAVIT

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 $137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 27th day of Dec., 2011

Notary Public
Commission Expires 5/28/2013

NOTARIAL SEAL
HEIDI COPENHEAVER
Notary Public
CASTLE SHANNON BORO, ALLEGHENY CNTY
My Commission Expires May 28, 2013

Name and address for person(s) responsible for taxes:

RAFAT FAHIM
129 MASSMAN MANOR DRIVE
NASHVILLE, TN 37217

Name and address of property owner:

RAFAT FAHIM
129 MASSMAN MANOR DRIVE
NASHVILLE, TN 37217

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE PLAN OF WINDHAVEN SHORES, SECTION TWO, OF RECORD IN INSTRUMENT NO. 20031210-0176853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID NO.: 150.16-0A-071.00

PROPERTY COMMONLY KNOWN AS: 2841 WINDCREST TRAIL, ANTIOCH, TN 37013