# SPECIAL WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

12001539

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Garafola Properties, LLC | Garafola Properties, LLC | |
| (NAME) P.O. Box 60483 | (NAME) P.O. Box 60483 | 083 06 0 368.00 |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Nashville, TN 37206 | |
| (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, **PNC Bank, National Association,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garafola Properties, 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:

**Being part of Lot 5 on the Plan of W. L. Horn's Spout Spring Addition, as of record in Plat Book 57, Page 106, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by W. B. Southgate, dated January 8, 1927, as follows:**

**Beginning on the easterly margin of North 17th Street, formerly Hughes Street, at a point 170 feet South of the southerly margin of Eastland Avenue; thence with the easterly margin of said street, southwardly 45 feet; thence at right angles and parallel with Eastland Avenue; eastwardly 111 feet; thence northwardly and parallel with North 17th Street 45 feet; thence westwardly and parallel with Eastland Avenue 111 feet to the point of beginning.**

**Being all of the same property conveyed to PNC Bank, National Association by Trustee's Deed dated December 21, 2011 from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument Number 20111227-0100499 and corrected by Corrected Trustee's Deed of record in Instrument Number 20120209-0011645, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

PROPERTY ADDRESS: 517 North 17th Street, Nashville, TN 37206

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 warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said GRANTOR, but not otherwise. 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.

BILL GARRETT, Davidson County
Trans:T20120020918 DEEDWARRSP
Recvd: 03/22/12 14:44 2 pgs
Fees:13.00 Taxes:377.77
20120322-0024533

Witness our hands this 13TH day of March, 2012.

PNC Bank, National Association, By Select Portfolio Servicing, Inc., Attorney-In-Fact

By: 3-13-12

CHERYL E. KRUEGER, DOC. CONTROL OFFICER

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHERYL E. KRUEGER, DOC. CONTROL OFFICER the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the DOC. CONTROL OFFICER respectively of Select Portfolio Servicing, Inc., Attorney-In-Fact for PNC Bank, National Association, the within named bargainor, a corporation, and that he/she as such DOC. CONTROL OFFICER of Select Portfolio Servicing, Inc., Attoreny-In-Fact, authorized so to do, executed the foregoing instrument for the purposes therein contained. Said Attorney-In-Fact being of record in Instrument Number 20110823-0065017, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Salt Lake City, Utah this 13TH day of March, 2012.

Commission expires: 4-15-12

Julee Metters Notary Public

JULEE METTERS
Notary Public State of Utah
My Commission Expires on:
April 15, 2012
Comm. Number: 573636

RETURN TO:

Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167