Record & Return To: Realty Title & escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120022499 DEEDWARRSP
Recvd: 03/28/12 10:34 5 pgs
Fees:28.00 Taxes:148.00
20120328-0026361

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-120300068A

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: MTLC Properties, LLC | SEND TAX BILL TO: MTLC Properties, LLC | MAP/PARCEL NUMBERS: 11901003200 |
|---|---|---|
| (Name) LOUIS CATIGNANI | (Name) LOUIS CATIGNANI | |
| (Address) 804 HOLT GROVE CT | (Address) 904 HOLT GROVE CT | |
| (City) (State) (Zip) NASHVILLE, TN 37211 | (City) (State) (Zip) NASHVILLE, TN 3721 | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company NA, as successor to JP Morgan Chase Bank NA, sbm Bank One National Association as Trustee for RAMP 2001 RS1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto MTLC Properties, LLC, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 357 Glenrose Avenue, Nashville, TN, 37210, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**(Continuation of Special Warranty Deed)**

Witness our hand as of the March 21, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company NA, as successor to JP Morgan Chase Bank NA, sbm Bank One National Association as Trustee for RAMP 2001 RS1 by Residential Funding Company, LLC fka Residential Funding Corporation as Attorney In Fact

BY: _____

NAME: Scott Buskirk

ITS: AUTHORIZED OFFICER

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Scott Buskirk who acknowledged to me that she/he is Authorized Officer (Title of person signing) of Residential Funding Company, LLC (Name of Company), the attorney-in-fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company NA, as successor to JP Morgan Chase Bank NA, sbm Bank One National Association as Trustee for RAMP 2001 RS1, and that in its capacity as attorney-in-fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company NA, as successor to JP Morgan Chase Bank NA, sbm Bank One National Association as Trustee for RAMP 2001 RS1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company NA, as successor to JP Morgan Chase Bank NA, sbm Bank One National Association as Trustee for RAMP 2001 RS1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 21 day of March, 2017.

DONALD ALBERS
Notary Public, State of Texas
My Commission Expires
February 03, 2016

Donald Albers
Notary Public
My Commission Expires: 2/3/16

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ $40,000.00

Traci A Hicks
Affiant

Subscribed and sworn to before me this 21st day of March 2012

Notary Public

My Commission Expires: 4/19/15

RE: 357 Glenrose Avenue, Nashville, TN 37210

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

# SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 357 Glenrose Avenue, Nashville, TN 37210

EXHIBIT "A"

Lot 17 and the Northerly 20 feet of Lot 21, on the Map of the Subdivision of the G.P. Rose property, as of record in Book 547, Page 74, Registers Office for Davidson County, Tennessee; fronting 53 feet on the Southerly side of Glenrose Avenue, and together with the Northerly part of Lot No. 21 runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed by Substitute Trustee's Deed from MCC TN, LLC as Substitute Trustee to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. sbm Bank One National Association as Trustee as recorded on the 19th day of December, 2011 in Instrument No. 20111219-0098553 in the Register's Office of Davidson County, Tennessee. Also being further conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company NA, as successor to JP Morgan Chase Bank NA, sbm Bank One National Association as Trustee for RAMP 2001 RS1 by Quit Claim deed recorded simultaneously herewith, as Instrument # 20120328-0026360

RE: 357 Glenrose Avenue, Nashville, TN 37210