BILL GARRETT, Davidson County
Trans:T20120029180 DEEDWARRSP
Recvd: 04/23/12 09:02 4 pgs
Fees:23.00 Taxes:186.85
20120423-0034144

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
MTLC PROPERTIES LLC 804 HOLT GROVE COURT NASHVILLE,T N 37211	MTLC PROPERTIES LLC 804 HOLT GROVE COURT NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY THOUSAND FIVE HUNDRED AND 00/100 Dollars ($50,500.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America (herein, "Grantor"), whose address is 810 Vermont Avenue NW, Washington, DC 20420, hereby sells, transfers and conveys to MTLC PROPERTIES LLC, a TN limited liability company (herein, "Grantee"), whose address is 804 Holt Grove Court, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 78 Valeria Street, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 17 day of April, 2012

PIN NO: 119-02-0-208

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

THE SECRETARY OF VETERANS AFFAIRS,
An Officer of the United States of America
By the Secretary's duly authorized property management contractor,
Bank of America N.A., successor by merger to
BAC Home Loans Servicing, LP, FKA
Countrywide Home Loans Servicing, LP
Pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

By: _____
Printed Name: Maria E Castillo
Title: Asst. VIce President

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Maria E Castillo, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of TEXAS aforesaid, this 17 day of April, 20 12

[Affix Notary Seal]

NOTARY PUBLIC STATE OF TEXAS
JUDITH L CASEY
My Commission Expires
January 23, 2013

_____
SIGNATURE OF NOTARY PUBLIC
My term expires: 1/23/12
My county of residence: COLLIN

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,500.00.

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to under oath before me, this 18th day of April, 20 12.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: April 12, 2015

EXHIBIT A

[Legal Description]

Described property located in Davidson County, Tennessee, to wit:
Lot Number 144 on the Plan of Sterling Heights, Section 5, of Record in Book 1835, Page 37, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20111114-0088496 on November 14, 2011.

PIN NO: 119-02-0-208

STREET ADDRESS:

78 Valeria Street, Nashville, TN 37210

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.