This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4163-001
N01200147

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 $102,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 25th day of April, 2012.

Notary Public
My Commission Expires: 3/3/15
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Winston Templet & Karen A. Poitras PO BOX 1444 Goodlettsville, TN 37072	New Owners	032 00 182.00

BILL GARRETT, Davidson County
Trans: T20120030495 DEEDWARRSP
Recvd: 04/26/12 09:29 2 pgs
Fees: 13.00 Taxes: 379.25
20120426-0035673

SPECIAL WARRANTY DEED
(Corporation)

Arch Bay Holdings, LLC - Series 2010B, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, SingleSource Property Solutions, LLC, by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Winston Templet and Karen A. Poitras, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Beginning at an existing iron pin at a corner post in the northerly margin of Campbell Road, said pin being the most southwest corner to herein described tract; thence now leaving said margin N 14 deg. 38 min. 14 sec. East 550.58 feet to a set iron pin; thence south 62 deg. 13 min. 24 sec. east 113.52 feet to a set iron pin; thence south 11 deg. 00 min. 00 sec. West 560.00 feet to a set iron pin in the margin of Campbell Road; thence with said Margin North 62 deg. 13 min. 24 sec. West 150 feet to the point of beginning containing 1.622 acres, said property is now known as the Lyle Hunter Lot, A plat of which is of record as instrument no. 20010906-0096744, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Arch Bay Holdings, LLC – Series 2010B by Substitute Trustee's Deed recorded as Instrument Number 20110318-0021287, Register's Office of Davidson County, Tennessee.

Commonly known as: 1444 Campbell Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 19 **day of** April 2012.

Arch Bay Holdings, LLC - Series 2010B
by its duly authorized attorney in fact,
SingleSource Property Solutions, LLC

BY: Jenifer Dino

ITS: Authorized Signer

Certificate of Acknowledgment

State of Pennsylvania

County of Washington **)ss.**

Personally appeared before me, the undersigned Notary Public, Jenifer Dino **, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the _____ of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal, at office this 19 **day of** April 2012

Heidi Copenheaver
Notary Public

My commission expires:

5/28/2013
(Seal)

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