Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste 115
Memphis, TN 38120
#12010525

Prepared By [redacted]
First Kolb Properties, LLC
3915 E. Broadway Blvd., Ste. 400
Tucson, Arizona 85711

Parcel ID No: 103020C105.00

BILL GARRETT, Davidson County
Trans:T20120050910 DEEDWARRSP
Recvd: 07/11/12 10:41 3 pgs
Fees:18.00 Taxes:65.06
20120711-0060780

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 26 day of June, 2012, by and between **U.S. Bank, National Association, N.D.** ("Grantor"), having a business address of 200 South Sixth St., EP-MN-L22F, Minneapolis, MN 55402-1403, and **First Kolb Properties, LLC,** an Arizona limited liability company ("Grantee"), having a mailing address of 3915 E. Broadway Blvd., Ste. 400, Tucson, Arizona 85711;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee, to-wit:

> Unit 105, together with the appurtenant interest in the common elements, of West End Terrace, a horizontal property regime established by Master Deed and ByLaws of record in Book 6657, Page 549, amended in Book 7541, Page 955, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is made for a more particular description of said property.

Being part of the same property conveyed to Grantor by Substitute Trustee's Deed of record at Instrument No. 20120605-048944 in the Office of the Clerk of the Register, DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for the Permitted Exceptions, as agreed to by Grantee; and that the title and quiet possession thereto

it will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

Except for the warranties contained herein, Grantor is hereby conveying said property in "AS-IS, WHERE IS, WITH ALL FAULTS" condition, which Grantee hereby acknowledges and accepts.

WITNESS the signature of the Grantor the day and year first above written.

U.S. BANK, NATIONAL ASSOCIATION, N.D.

By: _____
Joseph T. Travers
Sr. Real Estate Officer

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph T. Travers, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sr. Real Estate Officer of U.S. Bank, National Association, N.D. the within named bargainor, a national banking association, and that he as such Sr. Real Estate Officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of U.S. Bank, National Association, N.D. by himself as such Sr. Real Estate Officer.

WITNESS my hand and Official Seal at office, this 26 day of June, 2012.

_____
Notary Public

My Commission Expires 1/31/17.

ANTHONY D. STEINMAN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

Owner Name and Address:
First Kolb Properties, LLC
3915 E. Broadway Blvd., Ste 400
Tucson, AZ 85711

Property Address:
261 White Bridge Pike Apt. #105
Nashville, TN 37209

Send Tax Bills To:
First Kolb Properties, LLC
3915 E. Broadway Blvd., Ste 400
Tucson, AZ 85711

Tax Parcel ID Number:
103020C105.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $17,583.62, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of June, 2012.

Notary Public

LISA C. POSEY
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 08/25/15

RT File No. 12010525
RT Form No. 0125