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

SPECIAL WARRANTY DEED

Prepared By:
RELS SETTLEMENT SERVICES
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE, TX 76262
FILE NO0408355055B

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 45,000.00

Karen Gilman
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 9TH DAY OF July, 2012

Karen McCalla
Notary Public

MY COMMISON EXPIRES: April 8, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cathy Chartier – Change of Title, Inc., 160 S. Old Springs Rd. Suite 260, Anaheim Hills, Ca 92808

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MTLC PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY 804 Holt Gove Court Nashville, TN 37211	804 HOLT GROVE COURT NASHVILLE, TN 37211 MTLC Properties LLC	11906001400

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, **WELLS FARGO FINANCIAL TENNESSEE INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **MTLC PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE FOLLOWING PROPERTY DESCRIBED AS BEING IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING LOT NO. 127 ON THE RESUBDIVISION OF LOTS 3, 4 AND PARTS OF 5 AND 6; CUMBERLAND NURSERIES, OF RECORD IN BOOK 332, PAGE 148, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NUMBER 127 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ELBERTA STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO FINANCIAL TENNESSEE INC. BY DEED FROM SUCCESSOR TRUSTEE OF DAVIDSON COUNTY, DATED 11/3/11, FILED 11/14/11 AND RECORDED IN DEED AS INST. NO. 20111114-0088777 IN DAVIDSON COUNTY RECORDS.

Property known as, 102 ELBERTA ST, NASHVILLE, TN 37210

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

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

BILL GARRETT, Davidson County
Trans: T20120054660 DEEDWARRSP
Recvd: 07/25/12 14:50 2 pgs
Fees: 13.00 Taxes: 165.50
20120725-0065452

Witness my hand this 21 day of June, 2012.

WELLS FARGO BANK, NA AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL TENNESSEE INC.

BY: _____

IT'S: Jennifer Lynn Presley
Vice President Loan Documentation

STATE OF TENNESSEE

COUNTY OF Maryland
Frederick

Before me, Jean Toms of the state and county mentioned, personally appeared ~~Jennifer Lynn Presley~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of **WELLS FARGO BANK, NA AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL TENNESSEE INC.** the within named bargainor, a corporation, and that such president or officer as such VP Loan Documentation, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VP Loan Documentation.

Witness my hand and official seal this 21 day of June, 2012.

_____
Notary Public
Printed Name: _____
My Commission Expires: _____

JEAN TOMS
Notary Public
Washington County
Maryland
My Commission Expires Nov 29, 2014