BILL GARRETT, Davidson County
Trans:T20120089744 DEEDWARRSP
Recvd: 11/26/12 13:07 3 pgs
Fees:18.00 Taxes:495.80
20121126-0108275

Prepared by:
Stella M. Schirripa
Quality Properties Asset Management Company
100 South Charles Street, 3rd Floor
Baltimore, Md 21201.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 25th day of October, 2012, by and between **QUALITY PROPERTIES ASSET MANAGEMENT COMPANY,** an Illinois Corporation, with the address of 100 South Charles St. 3rd Floor, Baltimore, MD 21201 (hereinafter called "Grantor"), and **MATTHEW MEHAFFEY**, (hereinafter called "Grantee"):

WITNESSETH: that for and in consideration of the sum of ONE HUNDRED AND THIRTY-FOUR THOUSAND DOLLARS ($134,000.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the Grantor does grant and convey unto the Grantee, its successors and assigns, in fee simple, the following described land and premises (the "Property"), situate in Davidson County, State of Tennessee, and described in Exhibit A attached hereto, together with all and singular the buildings and improvements thereupon erected, and all and every the ways, easements, rights, privileges and appurtenances to the same belonging or in any way appertaining, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of the Grantor, of, in, to, or out of the Property.

TO HAVE AND TO HOLD the Property for the use and benefit of Grantee, its successors and assigns, in fee simple.

The conveyance herein made is subject to those matters described among the Official Records of Davidson Count y, Tennessee as of the date hereof. With the exception of the foregoing, Grantor covenants that it has done no act to encumber the Property, and that it will defend Grantee against the claims of all persons claiming by, through or under Grantor, and no one else.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on its behalf as of the day and year first above written.

Witness:

Quality Properties Asset Management Company,
an Illinois Corporation

By: Stella M. Schirripa
Name: Stella M. Schirripa
Title: Vice President

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

On this the 25 day of October, 2012, before me, the undersigned officer, personally appeared Stella M. Schirripa, Vice President of Quality Properties Asset Management Company, who, as such officer of the Grantor herein, being authorized to do so, acknowledged to me that she executed the foregoing instrument for the purposes therein contained as such officer, having produced a valid driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Susan Peele
Notary Public

My Commission Expires: 11-23-14

SUZAN PEELE
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 23, 2014

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

Jodi Jackson
Affiant

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

M. Kristin Belk
Notary Public

My commission expires: 2-2-2016

M. KRISTIN BELK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Map and Parcel: 182 06 0A 302.00

Name & Address of New Owner:
Matthew Mchaffey
8860 Cressent Glen Ct
Antioch, TN 37013

Send Tax Bills To:
Ally Bank c/o GMAC Mortgage, LLC
1100 Virginia Dr.
Fort Washington, PA 19034

EXHIBIT "A" TO DEED

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 367 on the Plan of the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three – Section One, of record in Instrument Number 20060420-0045296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete description of the property.

Being a portion of the same property conveyed to Quality Properties Asset Management Company by Substitute Trustee's Deed from James R. Kelly, as Substitute Trustee, of record at Instrument No. 20111228-0101479, Register's Office for Davidson County, Tennessee, dated December 21, 2011.