Reatty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $40,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF DECEMBER, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-27-19

LAURA L. SCHWEIZER
Resident of Vanderburgh County, IN
Commission #623883
Commission Expires: January 27, 2019

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04937 MTLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
MTLC Properties LLC	Louis James Catignani	11911013500
2606 Joplin Drive	804 Holt Grove Ct.	
Nashville, TN 37210	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SPRINGLEAF FINANCIAL SERVICES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MTLC PROPERTIES LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2606 Joplin Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto said Grantees, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself and its successors and assigns, to warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand on the 4th day of December, 2012.

Springleaf Financial Services, Inc. fka American General Financial Services, Inc

BY:

ITS: Asst Vice President

SPRINGLEAF FINANCIAL SERVICES, INC. EVANSVILLE, IN SEAL

STATE OF Indiana
COUNTY OF Vanderburgh

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Michael D Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Asst Vice President of SPRINGLEAF FINANCIAL SERVICES, INC., the within named barganor, a corporation, and that Michael D Williams acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Evansville Indiana, this 4 day of December, 2012.

Notary Public

My Commission Expires: 1-27-19

LAURA L. SCHWEIZER
Resident of Vanderburgh County, IN
Commission #623883
Commission Expires: January 27, 2019

file # 12-04937 MTLC

BILL GARRETT, Davidson County
Trans: T20120093776 DEEDWARRSP
Recvd: 12/07/12 11:35 2 pgs
Fees: 13.00 Taxes: 148.00

20121207-0112992

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 49, PLAN OF LAUREL ACRES, as shown on plat of record in Plat Book 2133, Page 48, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Springleaf Financial Services, Inc., formerly known as American General Financial Services, Inc. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, recorded on the 22nd day of August, 2011 in Instrument No. 20110822-0064835, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAUREL ACRES, as recorded in Plat Book 2133, Page(s) 48, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2150, Page 53 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).