12-07309

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20130007358 DEEDWARRSP
Recvd: 01/28/13 10:35 4 pgs
Fees:23.00 Taxes:610.50
20130128-0008647

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: (New Owner)

Michael Hiser and Janea Hiser

4612 Indian Summer Drive

Nashville, TN 37207

****

PROPERTY ADDRESS:

4612 Indian Summer Drive, Nashville, TN 37207

****

MAP PARCEL NUMBERS: 032.09-0B-044.00 CO

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Michael Hiser and Janea Hiser, husband and wife, ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 4612 Indian Summer Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2013, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Closer on this the 17th day of January, 2013.

Grantor: **The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust By: Integrated Asset Services, LLC as Attorney in Fact recorded as Instrument No.** _____

By: **By: Integrated Asset Services LLC**

Name: **By:** Michelle Caveny **Michelle Caveny, Closer**

Title: _____

STATE OF Colorado

COUNTY OF Denver

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Michelle Caveny with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Closer of integrated Asset Services, LLC as Attorney in Fact for **The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust,** and that Michelle Caveny, as such Closer, executed the foregoing instrument by signing the name of the company by himself/herself as Closer.

Witness my hand and seal at Office in Denver, Colorado, this 17 day of January 2013.

Notary Public

My Commission Expires: 12/5/16

HEATHER ARD
Notary Public
State of Colorado
Notary ID 20124079503
My Commission Expires Dec 5, 2016

****

STATE OF Colorado

COUNTY OF Denver

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $165,000.00.

By: Integrated Asset Services LLC

By: _____
Michelle Caveny, Closer Affiant

Subscribed and sworn to before me this the 17th day of January, 2013.

_____
Notary Public

My Commission Expires: 12/5/16

HEATHER ARD
Notary Public
State of Colorado
Notary ID 20124079503
My Commission Expires Dec 5, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Quail Ridge, Phase Three, Section Seven of record in Instrument #20070418-0046363, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Michael R. Scruggs, unmarried, by Special Warranty Deed dated December 13, 2007, of record as Instrument No. 20071214-0144009, in the Office of the Davidson County Register of Deeds.

Further being the same property conveyed to The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust by Substitute Trustee's Deed dated October 18, 2012 and of record as Instrument No. 20121127-0108640 in the Office of the Davidson County Register of Deeds.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223