BILL GARRETT, Davidson County
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QUIT CLAIM DEED

State of TENNESSEE)
)
County of DAVIDSON)

THIS INDENTURE, made this 21st day of February, 2012, by and between **Federal Housing Modification Services, LLC**, whose address is P.O. Box 8737, Porter Ranch, CA 91327, hereinafter called GRANTOR, and **CMIYC, LLC**, whose address is Global House; P.O. Box 92, Avarua, Rarotonga, Cook Islands, hereinafter called GRANTEE (the words GRANTOR and GRANTEE to include the respective heirs, successors and assigns of each where the context requires or permits).

WITNESSTH THAT:

GRANTOR, for and in consideration of TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, lawful money of the United States of America, to GRANTOR in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed to the GRANTEE, GRANTEE'S heirs and assigns forever, all the rights, title, interest and claim of the GRANTOR in and to the following described land in the CITY OF NASHVILLE, COUNTY OF DAVIDSON, SATE OF TENNESSEE, to-wit:

Parcel number: 08107035000

Legal description attached hereto and made a part hereof in Exhibit "A".

Property address: 1817 12th Avenue North; Nashville, TN 37208

~~TO HAVE AND TO HOLD~~ the above described premises, with the appurtenances, unto GRANTEE, GRANTEE'S heirs and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this deed this 21st day of February, 2013.

WITNESSES

Name: RAZMIK VARTANIAN

Name: JENNIFER GONZALEZ

Federal Housing Modification Services, LLC

By: _____
Albert Khalatians

Its: Managing Member

State of California
County of Los Angeles

On March 4, 2013 before me, Andrew Carter, Notary Public (here insert name and title of the officer), personally appeared Albert Khalatians, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANDREW CARTER
Commission # 1874174
Notary Public - California
Los Angeles County
My Comm. Expires Dec 21, 2013

Signature _____ (Seal)
My Commission Expires on: Dec 21, 2013

Prepared by/Return to:
Equity Gateway, LLC
11145 Tampa Avenue #24A
Northridge, CA 91326

Mail Tax Statements to: (New Owner)
CMIYC, LLC
Global House
P.O. Box 92
Avarua, Rarotonga, Cook Islands

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Cephas Woodards Subdivision, as of record in Book 161, Page 174, Registers Office for Davidson County, Tennessee, described as follows,

Said Lot No. 85 fronts 50 feet on the Westerly side of 12th Avenue, North formerly Epps Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Federal Housing Modification Services, LLC by deed from Kingdom First Properties, LLC dated June 19, 2009, recording number 20090825-0079981.

Being part of the same property conveyed to GMAC Mortgage as Trustee by foreclosure dated May 11, 2008.

Being the same property conveyed to Rodney Martin by Warranty Deed from Johnny Burroughs and wife Linda Burroughs filed for record on 4/11/07 in Instrument Number 200070411-0543560, Davidson County Records.

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Affiant RAZMIK VARTANIAN - ASSET MGR.

Subscribed and sworn before me, this 13 day of March, 2013

Notary

MARCO J. CRUZ
Commission # 1954388
Notary Public - California
Los Angeles County
My Comm. Expires Oct 27, 2015