After Recording Return to:
AVENUE 365 LENDER SERVICES, LLC
4000 CHEMICAL RD SUITE 440 3RD FL
PLYMOUTH MEETING, PA 19462
File No. 6793

Davidson County DEEDWARRSP
Recvd: 05/21/13 09:57 5 pgs
Fees:28.00 Taxes:217.38
20130521-0051040

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
06012012800

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 20th day of March, 2013, by and between WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE FOR SRMOF II 2011-1 TRUST, C/O SELENE FINANCE LP, 9990 RICHMOND AVENUE, SUITE 400S, HOUSTON, TX 77042 hereinafter referred to as Grantor(s) and PRIME PROPERTIES OF NASHVILLE, INC., a mailing address of 3208 WINDWARD LANE, FRANKLIN, TN 37064, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of FIFTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND 00/100 ($58,750.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20120924-0086564, Recorded: 09/24/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

The warranties passing to the grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

Assessor's parcel No. 06012012800

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE FOR SRMOF II 2011-1 TRUST by Selene Finance LP, its servicer and attorney in fact

BY _____
NAME: Donna Brammer
TITLE: Vice President

STATE OF Texas
COUNTY OF Harris

Before me, Denise Marie McKee of the state and county mentioned, personally appeared Donna Brammer, 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 NA... Trustee..., the within named bargainer, a corporation, and that such president or officer as such Vice President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Houston TX, this 20th day of March, 20 13

_____
Notary Public
My Commission expires: 8-26-14

NOTARY PUBLIC STATE OF TEXAS
DENISE MARIE MCKEE
My Commission Expires
August 26, 2014

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $58,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Donna Brammer Vice President

Subscribed and sworn to before me this 22nd day of March, 2013.

Notary Public
Commission Expires 8-26-14

DENISE MARIE MCKEE
My Commission Expires
August 26, 2014

Name and address for person(s) responsible for taxes:

PRIME PROPERTIES OF NASHVILLE, INC.
3208 WINDWARD LANE
FRANKLIN, TN 37064

Name and address of property owner:

PRIME PROPERTIES OF NASHVILLE, INC.
3208 WINDWARD LANE
FRANKLIN, TN 37064

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 13 ON THE MAP OF W.H. DODD'S SUBURBAN HOME TRACT, OF RECORD IN BOOK 161, PAGE 16, REGISTER'S OFFICE OF SAID COUNTY.

SAID PART OF SAID LOT 13 FRONTS 93.5 FEET (EXCLUDING 11 FEET CONVEYED BY DEED OF RECORD IN BOOK 3309, PAGE 189, REGISTER'S OFFICE FOR SAID COUNTY) ON THE SOUTHERLY SIDE OF AN UNNAMED STREET KNOWN AS HART STREET AS WIDENED BY THE GRANT OF A RIGHT OF WAY TO DAVIDSON COUNTY BY AN INSTRUMENT OF RECORD IN BOOK 2454, PAGE 591, REGISTER'S OFFICE FOR SAID COUNTY.

THE WESTERLY LINE OF THE PROPERTY HEREIN CONVEYED BEGINS AT A POINT IN THE SOUTHERLY MARGIN OF SAID UNNAMED STREET 100 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 13 AND EXTENDS BACK ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 13, 330 FEET TO A DEAD LINE TO THE SOUTHERLY MARGIN OF SAID LOT 13.

THE EASTERLY MARGIN OF SAID PROPERTY HEREIN CONVEYED BEGINS AT A POINT IN THE SOUTHERLY MARGIN OF SAID UNNAMED STREET 50 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 13 AND EXTENDS BACK ALONG A LINE PARALLEL WITH THE EASTERLY MARGIN OF SAID LOT 13 APPROXIMATELY 332.1 FEET TO A DEAD LINE IN THE REAR, AND MEASURING APPROXIMATELY 100 FEET THEREON.

SAID PROPERTY BEING DESCRIBED ACCORDING TO A MAP OF SAID LOT 13 PREPARED BY NORRIS H. HICKERSON, SURVEYOR, AND DATED JANUARY 19, 1961.

PARCEL ID NO.: 06012012800

PROPERTY COMMONLY KNOWN AS: 110 HART LANE, NASHVILLE, TN 37207

True Copy Certification

I, Jennifer Lydic, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Lydic
Signature

State of PA

County of Montgomery

Personally appeared before me, Shawnna Sorenson, a notary public for this county and state, Jennifer Lydic who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/17/15
Notary' Seal (if on paper)

NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP., MONTGOMERY COUNTY
My Commission Expires May 17, 2015