SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $57,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF JUNE, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5533

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Family Venture Management, LLC	Family Venture Management	081-15-0 159.00
1814B Knowles Street	9623 Beechwood Ct	
Nashville, TN 37208	Brentwood, TN 37027	

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,

TODD PROPERTY USA LLC DBA GREENSTONE ASSETS

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

FAMILY VENTURE MANAGEMENT, 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 1814B Knowles Street, Nashville, TN 37208

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 My hand on the 14th day of June, 2013.

Todd Property USA LLC dba Greenstone Assets

BY: _____ 6/13/13
Kevin Gaynor, Authorized Signatory

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Kevin Gaynor, 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 Authorized Signatory of TODD PROPERTY USA LLC DBA GREENSTONE ASSETS, the within named barganor, a limited liability company, and that Kevin Gaynor, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 14th day of June, 2013.

Notary Public _____

My Commission Expires: _____

Notarial Certificate Attached
Date 06/13/2013
JDC

BILL GARRETT, Davidson County
Trans:T20130050873 DEEDWARRSP
Recvd: 06/17/13 15:01 3 pgs
Fees:18.00 Taxes:210.90
20130617-0061780

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Easterly Forty (40) feet of Lot No. 34 on the Plan of J. M. T. J. and G. W. Hardings Plan of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee and described as follows to-wit:

Said part of Lot No. 34 fronts 40 feet on the Northerly side of Thompson or Royal Street, now known as Knowles Street and running back Northerly between parallel lines and with the Westerly line of Lot No. 33 of said subdivision, 150 feet to an alley.

Being the same property conveyed by Quit-Claim Deed from Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-HE5, Pooling and Servicing Agreement dated as of November 1, 2005, by Its Attorney-in-Fact, Ocwen Loan Servicing LLC to Todd Property USA LLC as recorded on the 19th day of November, 2012 in Instrument No. 20121119-0106276; Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC as Successor Trustee to Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-HE5, Pooling and Servicing Agreement dated as of November 1, 2005 as recorded on the 17th day of August, 2012 in Instrument No. 20120817-0073892; Quitclaim Deed from Rosa Kathryn Frierson Louis, and spouse Alfred Robert Louis and Charles Matthew Frierson, unmarried to William Alexander Frierson and wife Doris Ann Frierson as recorded on the 27th day of April, 2005 in Instrument No. 20050427-0047048; Quit Claim Deed from Rosa Kathryn Frierson Louis and Charles Matthew Frierson to William Alexander Frierson as recorded on the 6th day of May, 2002 in Instrument No. 20020506-0054917 and Warranty Deed from Annie Glover Pepper and husband James A. Pepper to William G. Frierson and wife Annie B. Frierson as recorded on the 16th day of October, 1947 in Deed Book 1536, Page 319, 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 J. M. T. J. AND G. W. HARDINGS PLAN, as recorded in Plat Book 21, Page(s) 80, 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, restrictions, easements or servitudes, if any, appearing in the public records, 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).

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego }

On June 13, 2013 (Date) before me, Joye Dawn Cato, notary public (Here Insert Name and Title of the Officer),

personally appeared Kevin Gaynor (Name(s) of Signer(s)),

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.

JOYE DAWN CATO
Commission # 1964382
Notary Public - California
San Diego County
My Comm. Expires Jan 18, 2016

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.

Signature: Joye Dawn Cato (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: June 13, 2013 Number of Pages: 1 + Exhibit

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kevin GAYNOR	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☑ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here — on file	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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