THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
BGL Properties, LLC
613 Cherry Glen Circle
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map & Parcel No.:
091-05-0-247.00

Davidson County DEEDQC
Recvd: 08/01/13 16:16 3 pgs
Fees:17.00 Taxes:0.00
20130801-0080497

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Wayne Flatt** ("Grantor") does hereby quitclaim and convey unto **BGL Properties, LLC** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot Number 247 on a Subdivision of The Don Willeby Property as shown of record in Plat Book 8250, page 307, Register's Office for Davidson County, Tennessee and further described as follows:

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 12 on the Plat of the re-subdivision of Westover Subdivision of Lot No. 37, Cockrill Plan as of record in Book 421, page 25, Register's Office for said County.

Said part of Lot No. 12 fronts 50 feet on the easterly side of Vernon Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Wayne Flatt by Special Warranty Deed from U.S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2007-2 home Equity Pass-Through Certificates, Series 2007-2 dated July 11, 2013 and recorded in Instrument Number 20130801-0080496 **, Register's Office for Davidson County, Tennessee.**

This is improved property known as **632 Vernon Avenue, Nashville, TN 37208.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **__25th_** day of July, 2013.

Wayne Flatt

Wayne Flatt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of July, 2013, before me, the undersigned, personally appeared Wayne Flatt, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$00.00.**

AFFIANT

Subscribed and sworn to before me, this **25TH** day of **JULY, 2013**.

NOTARY PUBLIC My Commission Expires: 1-6-14

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE