This instrument prepared by:
Veronica Calvage
Vision Property Management, LLC
1112 Price Avenue
Columbia, SC 29201
803-929-1117

MH13-130

Davidson County DEEDWARRSP
Recvd: 09/18/13 12:11 6 pgs
Fees:33.00 Taxes:89.57
20130918-0098368

SPECIAL WARRANTY DEED

THIS INDENTURE, Made and entered into this 28th day of September , 2012 by and between Mom Haven 13, LP ("Grantor") and Flat Iron Holdings, LLC, a Delaware Limited Liability Company ("Grantee");

WITNESSETH: That for and in consideration of 24,200.00 , cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: **2830 Jones Avenue, Nashville, TN 37207**
Parcel Number: 060.16-0-131.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

Grantor is hereby conveying said property in "AS-IS, WHERE IS, WITH ALL FAULTS" condition, which Grantee hereby acknowledges and accepts.

Mom Haven 13, LP
(SEAL)

Signature _____

Printed Alex Szkaradek

Office ~~Managing Member~~ General Partner

THIS INSTRUMENT IS RECORDED AT THE REQUEST OF LAWYERS TITLE COMPANY AS AN ACCOMODATION ONLY, IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECTS UPON TITLE.

WITNESS:

Signature Katie Merson

Printed Katie Merson

WITNESS:

Signature Kaila L Jeffcoat

Printed Kaila L Jeffcoat

STATE OF South Carolina)

COUNTY OF Richland)

Before me, a Notary Public in and for said County and State, personally appeared Alex Szkaradek, managing member of Mom Haven 13, LP acknowledged the execution of the foregoing ~~Quit Claim~~ Special Warranty Deed for and on behalf of said corporation,and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of September, 2012.

Signature _____

Printed: _____, a Notary Public

Residing in Richland County, South Carolina

State of South Carolina
Notary Public
Matthew C. Morrison
My Commission Expires 8/1/2022

Grantor Address: 1112 Price Avenue, Columbia, SC 29201

Grantee Address: 108 West 13th Street, Wilmington, DE 19801

ATTACHMENT "A

LEGAL DESCRIPTION

Lot Number 20A on the Final Plan of Joywood Heights, Section 3, not of record, and more particularly described as follows:

Said Lot Number 20A fronts 70 feet on the southerly side of Capitol View Avenue and extends back between lines 275 feet on the westerly side and 275 feet, more or less, on the easterly side to a point in the rear.

MAP & PARCEL#: 060.16-0-131.00

Commonly known as: 2830 Jones Avenue, Nashville, TN 37207

This being the same property conveyed to ***Mom Haven 13, LP*** by Deed of ***Deutsche Bank National Trust Company*** dated 6-23-11 and filed on 7-08-11 Doc#20110708-0052397 in the public records of Davis ***county it recorded in*** Tennessee.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LOT NUMBER 20A ON THE FINAL PLAN OF JOYWOOD HEIGHTS, SECTION 3, NOT OF RECORD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SAID LOT NUMBER 20A FRONTS 70 FEET ON THE SOUTHERLY SIDE OF CAPITOL VIEW AVENUE AND EXTENDS BACK BETWEEN LINES 275 FEET ON THE WESTERLY SIDE AND 276 FEET, MORE OR LESS, ON THE EASTERLY SIDE TO A POINT IN THE REAR.

Parcel ID: 60-16/131.00

Commonly known as 2830 JONES Avenue, Nashville, TN 37207
However, by showing this address no additional coverage is provided

Name of owner and person responsible

For payment of real property taxes:

Flat Iron Holdings, LLC
P.O. Box 8451
Mesa, AZ 85214

I swear and affirm that the actual

Consideration for this transfer is $ 24,209.00

Affiant

Subscribed, sworn, and acknowledged before me this the 28 day of September, 2012.

Notary Public

State of South Carolina
Notary Public
Veronica Calvage
My Commission Expires 8/22/2022

True Copy Certification

I, MARIO GALLARDO, 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Felipe Heras, a notary public for this county and state, MARIO GALLARDO 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: NOV 24, 2016
Notary' Seal (if on paper)

FELIPE HERAS
Commission # 1999139
Notary Public - California
Orange County
My Comm. Expires Nov 24, 2016