BILL GARRETT, Davidson County
Trans:T20140007244 DEEDWARRSP
Recvd: 01/31/14 09:56 3 pgs
Fees:18.00 Taxes:1232.10
20140131-0008731

State of Tennessee
County of Williamson

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 $333,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me this 29th day of January, 2014.

Notary Public

My Commission Expires: (Affix Seal)

11.3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY AND RETURN TO:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103

| Name and Address of New Owner: | Improved Property Known as: | Send Tax Bills to: |
|---|---|---|
| Quarterhorse Construction LLC<br>680 B N. Main Street<br>Goodlettsville, TN 37072 | 2216 Kayla Drive<br>Goodlettsville, TN 37072 | Quarterhorse Construction LLC<br>680 B N. Main Street<br>Goodlettsville, TN 37072 |

MAP PARCEL NO.: 7-1-4-A/005.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

**FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS, LLC**

Whose Address is 1585 Broadway, New York, NY 10030

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

**QUARTERHORSE CONSTRUCTION LLC**

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2014 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings, LLC, warrants 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 said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 17 day of January, 2014

FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings, LLC

By: Specialized Loan Servicing, LLC, as attorney in fact

By: Scott P Keeter
Printed Name: SCOTT P. KEETER
Title: Vice President of Specialized Loan Servicing, LLC, as attorney in fact

**Scott P. Keeter, Vice President**
**Specialized Loan Servicing LLC Attorney in Fact**

State of Colorado

County of Douglas

On this 17 day of January, 2014, before me personally appeared Scott P Keeter to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of SLS and acknowledged that he/she executed the same as the free act and deed of the said SLS.

WITNESS my hand, at office, this 17 day of January, 2014

Notary Public

My Commission Expires: 1/10/17

RACHEL SIEGEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124082326
MY COMMISSION EXPIRES 01/10/2017

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Greenview Estates, Dickerson Pike, of record as Instrument No. 20011213-0137531, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, by deed from NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20130322-0028407, Davidson County, TN, dated March 7, 2013, said Register's Office.