BILL GARRETT, Davidson County
Trans:T20140067329 DEEDWARR
Recvd: 09/10/14 10:04 2 pgs
Fees:13.00 Taxes:425.50
20140910-0082787

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ RG DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2014.

Notary Public
My commission expires:

RONALD GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

02-1407-49133

Address of New Owner:	Send Tax Bills to:	Tax Information
Feliciano Berrera	SWBC Mortgage Corporation	119-05-0-409.00
244 Whitsett Road	9311 San Pedro Ave, Ste 100	
Nashville TN 37210	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MTLC Properties, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Feliciano Berrera, a married man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 25 Block 1, on the Plan of Cumberland Nurseries, Blocks 1 & 2, of record in Book 161, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MTLC Properties, LLC by Special Warranty Deed from U.S. Bank National Association, as Trustee for the holders of the Banc of America Funding Corporation, 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1, dated December 22, 2011, recorded January 12, 2012, of record in Instrument No. 20120112-0003391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 244 Whitsett Road, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 this 8th day of September, 2014.

MTLC Properties, LLC

By: _____
Louis Catignani, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Louis Catignani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of MTLC Properties, LLC, and as such Member, he is authorized by MTLC Properties, LLC, to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 8th day of September, 2014.

_____
Notary Public
State of Tennessee at Large

My Commission expires

12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON