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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 27th day of ~~October~~ November, 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140085839 DEEDWARR
Recvd: 11/13/14 15:46 2 pgs
Fees:13.00 Taxes:370.00
20141113-0105003

02-1410-49235

Address of New Owner:	Send Tax Bills to:	Tax Information
Lindsay Ambrose 312 Joyner Avenue Nashville TN 37210	Prospect Mortgage, LLC 15301 Ventura Blvd, Suite D250 Sherman Oaks, CA 91403	119-05-0-273.00

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 Lindsay Ambrose and husband, Colin Ambrose, 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. 91, on the Plan of Resubdivision of Blocks 23 and 24 and parts of Block 26 and 27 of Cumberland Nurseries, of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 50 feet on the north side of Joiner Avenue and runs back between parallel lines 189 feet, more or less, to an alley.

Being the same property conveyed to MTLC Properties, LLC by Special Warranty Deed from U. S. Bank Trust, NA, as Trustee for LSF8 Master Participation Trust, dated May 12, 2014, recorded May 29, 2014, of record in Instrument No. 20140529-0046317, 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 312 Joyner Avenue, 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 7th day of November, 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, 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 7th day of November, 2014.

_____
Notary Public
State of Tennessee at Large

My Commission expires 10/18/16

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON