SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of December, 2014 by and between DLJ Mortgage Capital, Inc., party of the first part, and Mid TN Partners, LLC, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

TRACT NO.1:
Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County, and being more particularly described as follows:

Beginning on the northerly side of Rosecliff Drive at the corner of Lots Nos. 121 and 122; thence with the line between said two lots northwardly 181.7 feet to the corner of Lots Nos. 121 and 122; thence with the north line of Lot No. 121 westwardly 40 feet to the corner of Lots Nos. 1 and 121; thence with the line between said lots southwestwardly 89.9 feet to the corner of Lots Nos. 1 and 2 and in the west line of Lot No. 121; thence with the line between Lots Nos. 2 and 121 southwardly 100 feet to the northerly side of Rosecliff Drive; thence with said drive eastwardly 80 feet to the beginning.

TRACT NO.2;
Land in Davidson County, Tennessee, being the easterly triangular part of Lot No.1 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County, and being more particularly described as follows:

Said part of said lot is described as beginning at a point at the common easterly corner of Lots 1 and 2, at a concrete monument, in the westerly line of Lot 121; thence northwardly 75 feet to a point in the northerly line of Lot No.1; thence eastwardly 40 feet to the common northerly corner of Lots 1 and 121; thence along the line between Lots 1 and 121, southwestwardly 89.9 feet to the beginning.

This being the same property conveyed to Grantor herein by Trustee's Deed of record under Instrument Number 20140825-0077062, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for the following, to-wit:

Subdivision restrictions, building lines, easements and other matters of record, including, without limitation, those as shown in Plat Book 1835, Page 26, all in the Register's Office of **Davidson** County, Tennessee; year 2014 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto party of the first part warrants and will forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise. Party of the first makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

DLJ Mortgage Capital, Inc.

By: Selene Finance, LP, as attorney in fact

By: _____
Printed Name: Jason Burr
Title: Assistant Vice President

BILL GARRETT, Davidson County
Trans:T20140094461 DEEDWARRSP
Recvd: 12/17/14 13:11 2 pgs
Fees:13.00 Taxes:500.38
20141217-0115442

STATE OF Texas)
COUNTY OF Harris)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Jason Burr, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Assistant Vice President of Selene Finance, LP, which caused this instrument to be executed on behalf of DLJ Mortgage Capital, Inc., the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of DLJ Mortgage Capital, Inc..

WITNESS my hand, at office, this 1st day of Dec., 2014.

Notary Public

Commission expiration: _____

JANICE LEDET
My Commission Expires
July 11, 2018

PREPARED BY:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120
FF101085

PROPERTY ADDRESS:
2001 Rose Cliff Drive
Nashville, TN 37206

PARCEL ID NUMBER: 07216028100

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Mid TN Partners LLC
4206 Franklin Common Ct.
Franklin, TN 37067

STATE OF Tennessee)
COUNTY OF Shelby)

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 **$135,239.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 6th day of December, 2014.

Notary Public

Commission expiration: 2/5/17

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY