BILL GARRETT, Davidson County
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Fees:23.00 Taxes:239.54

20150130-0008955

File Number: NB19318

Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

Return to/MAIL:
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This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE PRIMESTAR-H FUND I TRUST, C/o Prime Asset Fund VI, LLC, P.O. Box 447, Odessa, FL 33556

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104000992 **13301004700**

P270324 Deed

QUITCLAIM DEED

PROF-2012-S1 REO I LLC, whose mailing address is **C/o Fay Servicing, 939 W. North Avenue, Ste. 680, Chicago, IL 60642**, hereinafter grantor, for $64,740.00 (Sixty Four Thousand Seven Hundred Forty Dollars and Zero Cents) in consideration paid, grants and quitclaims to **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE PRIMESTAR-H FUND I TRUST,** hereinafter grantee, whose tax mailing address is **C/o Prime Asset Fund VI, LLC, P.O. Box 447, Odessa, FL 33556**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 522 PATTERSON ST, NASHVILLE, TN 37211

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning

104000992

the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: 20131029-011236e0

Executed by the undersigned on 12/5, 2014:

PROF-2012-S1 REO I LLC, BY AVENUE 365 LENDER SERVICES, LLC, ITS ATTORNEY-IN-FACT

By: _____

Name: Richard Barbezat

Its: Authorized Signatory

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me on 12/5, 2014 by **Richard Barbezat** the **Authorized Signatory** on behalf of Avenue 365 Lender Services, LLC, the Attorney-in-Fact For **PROF-2012-S1 REO I LLC**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN TRAVASCIO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 19, 2018

_____
Notary Public

Exhibit A

TRACT I:
LAND in Davidson County, Tennessee, being the Southerly portion of a certain lot marked "Reserved" and lying at the rear of Lots 38, 37 and part of 36 in the H.G. McNabb Subdivision, of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee.
SAID part of said lot fronts 43.5 feet on the Northerly side of Patterson Street and runs back between lines 181.5 feet to a deed line and measures 56 feet, more or less, thereon.

TRACT II:
LAND in Davidson County, Tennessee, being part of a 7 1/2 foot alley running along the Western boundary line of Lot No. 68 on the Map of Patterson Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING on the Northerly margin of Patterson Street at the Southwest corner of Lot 68; thence Westwardly 7 1/2 feet to the Southeast corner of the property conveyed to Henry E. Richard and wife, by deed from H.G. McNabb, Trustee, of record in Book 1429, Page 499; thence with the East boundary line of said Richards Property Northwardly 181.5 feet; thence Eastwardly 71/2 feet; thence Southwardly 6.5 feet, more or less, to the Northwest corner of said Lot 68; thence with the Western boundary line of Lot 68 Southerly 175 feet to the beginning.

Oath of Value

State of Florida
County of Hillsborough

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 64,740.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me on this the 22nd day of January, 2015.

Notary Public
My Commission Expires: _____
SEAL

REBECCA O'NEILL
Commission # FF 069160
Expires April 17, 2016
Bonded Thru Troy Fain Insurance 800-385-7019