BOX #14

G#27244-2

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036037 DEEDWARRSP
Recvd: 05/11/15 09:04 3 pgs
Fees:18.00 Taxes:307.10
20150511-0042650

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$83,000.00.**

Affiant

Subscribed and sworn to before me, this the 7 day of May, 2015.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Cary Stringer	**"New Owner"**	**13301004700**
217 Garrett Drive		
Nashville, TN 37211		

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

PRIMESTAR FUND I TRS, INC., a Delaware corporation

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

David Cary Stringer

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 dead line and measures 56 feet, more or less.

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 7 1/2 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.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of the subject property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Book 5075, Page 1, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to PROF-2012-S1 REO I LLC, by Substitute Trustee's Deed dated October 22, 2013, from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20131029-0112360, Register's Office for Davidson County, Tennessee. The said PROF-2012-S1 REO I LLC conveyed the property to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of the Primestar-H Fund I Trust, by Quitclaim Deed dated December 5, 2014, of record in Instrument No. 20150130-0008955, said Register's Office. And further conveyed to Primestar Fund I TRS, INC., by Quitclaim Deed dated March 26, 2015, from Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of the Primestar-H Fund I Trust, of record in Instrument No. 20150406-0029655, said Register's Office.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Plan of record in Book 332, Page 75, said Register's Office;

3) Easement for Ingress and Egress for the purpose of Garage Access and Driveway of record in Book 4903, Page 575, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **522 Patterson Street, Nashville, TN 37211**.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantee, and the heirs and/or assigns of said Grantee, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantee, his heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. 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 its hand by its duly authorized officer this 7th day of **May, 2015.**

PRIMESTAR FUND I TRS, INC., a Delaware corporation

By: _____
Name: Jamie Reard
Title: Authorized Agent

STATE OF Florida)

COUNTY OF Hillsborough)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Jamie Reard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of PRIMESTAR FUND I TRS, INC., the within named bargainor, a Delaware corporation, and that he/she as such Signing, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

Witness my hand and official seal at Tampa (City), Florida (State), this 7th day of **May, 2015.**

My Commission Expires: _____

_____
Notary Public

SHARON M. PARMENTIER
NOTARY PUBLIC
Comm. # FF 99713
My Comm. Expires
Mar 26, 2018
STATE OF FLORIDA