Davidson County	DEEDWARRSP
Recvd: 07/23/15 12:18	9 pgs
Fees:48.00 Taxes:9805.00	
20150723-0072364	

Prepared by:
Chad J. Post
Baker, Donelson, Bearman,
Caldwell & Berkowitz, P.C.
420 20th Street North, Suite 1400
Birmingham, Alabama 35203

Z# 110572

SPECIAL WARRANTY DEED

FROM:	Wells Fargo Bank, N.A., as Trustee and Paying Agent under the Pooling and Servicing Agreement dated as of August 1, 2005, for the Registered Holders of Deutsche Mortgage & Asset Receiving Corporation Commercial Mortgage Pass-Through Certificates COMM 2005-C6
TO:	House Mine, LLC, a Texas limited liability company

Name & Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
House Mine, LLC 1815 Division Street, Suite 309 Nashville, TN 37203	Same.	10616004600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,650,000.00.

Affiant

Sworn to and subscribed before me, this 21 day of July, 2015.

[SEAL]

BIZARAEY VILLANUEVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-11-2017

Notary Public

My Commission Expires:
9-11-17

Wells Fargo Bank, N.A., as Trustee and Paying Agent under the Pooling and Servicing Agreement dated as of August 1, 2005, for the Registered Holders of Deutsche Mortgage & Asset Receiving Corporation Commercial Mortgage Pass-Through Certificates COMM 2005-C6 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash and other good and valuable consideration to it paid by House Mine, LLC, a Texas limited liability company ("**Grantee**"), whose mailing address is 1815 Division Street, Suite 309, Nashville, TN 37203, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee that certain tract of land ("**Land**") described on **Exhibit A** attached hereto and incorporated herein, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "**Property**").

This conveyance is given and accepted subject to (i) the permitted exceptions set forth on **Exhibit B** attached hereto and incorporated herein, (ii) discrepancies, conflicts in boundary

lines, shortages in area, encroachments and any state of facts which an accurate survey of the Property would disclose or which are shown on the public records, (iii) rights of tenants as tenants only, and (iv) laws, regulations, resolutions or ordinances, including, without limitation, building, zoning and environmental protection, as to the use, occupancy, subdivision, development, conversion or redevelopment of the Property imposed by any governmental authority (herein called the "**Permitted Encumbrances**").

Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2015 and subsequent years; there having been a proper proration of same between Grantor and Grantee.

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

OTHER THAN THE SPECIAL WARRANTY OF TITLE SET FORTH IN THIS DEED AND AS EXPRESSLY STATED IN THE AGREEMENT OF PURCHASE AND SALE WHEREBY GRANTEE AGREED TO PURCHASE FROM GRANTOR (THE "**AGREEMENT**"), AND GRANTOR AGREED TO SELL TO GRANTEE, THE PROPERTY, GRANTOR CONVEYS THE PROPERTY TO GRANTEE AND BY ACCEPTING THIS DEED, GRANTEE ACCEPTS THE PROPERTY **AS-IS, WHERE-IS, WITH ALL FAULTS** AND GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) THE STRUCTURAL INTEGRITY OF ANY IMPROVEMENTS ON THE PROPERTY, (II) THE MANNER, CONSTRUCTION, CONDITION, AND STATE OF REPAIR OR LACK OF REPAIR OF ANY OF SUCH IMPROVEMENTS, (III) THE CONFORMITY OF THE IMPROVEMENTS TO ANY PLANS OR SPECIFICATIONS FOR THE PROPERTY, INCLUDING BUT NOT LIMITED TO ANY PLANS AND SPECIFICATIONS THAT MAY HAVE BEEN OR WHICH MAY BE PROVIDED TO GRANTEE, (IV) THE CONFORMITY OF THE PROPERTY TO PAST, CURRENT OR FUTURE APPLICABLE ZONING OR BUILDING CODE REQUIREMENTS OR THE COMPLIANCE WITH ANY OTHER LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY, (V) THE FINANCIAL EARNING CAPACITY OR HISTORY OR EXPENSE HISTORY OF THE OPERATION OF THE PROPERTY, (VI) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION, OR OTHERWISE, (VII) THE EXISTENCE OF SOIL INSTABILITY, PAST SOIL REPAIRS, SOIL ADDITIONS OR CONDITIONS OF SOIL FILL, SUSCEPTIBILITY TO LANDSLIDES, SUFFICIENCY OF UNDERSHORING, SUFFICIENCY OF DRAINAGE, (VIII) WHETHER THE PROPERTY IS LOCATED WHOLLY OR PARTIALLY IN A FLOOD PLAIN OR A FLOOD HAZARD BOUNDARY OR SIMILAR AREA, (IX) THE EXISTENCE OR NON-EXISTENCE OF ASBESTOS, UNDERGROUND OR ABOVE GROUND STORAGE TANKS, HAZARDOUS WASTE OR OTHER TOXIC OR HAZARDOUS MATERIALS OF ANY KIND OR ANY OTHER ENVIRONMENTAL CONDITION OR WHETHER THE PROPERTY IS IN COMPLIANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS, (X) THE PROPERTY'S INVESTMENT POTENTIAL OR RESALE POTENTIAL AT ANY FUTURE DATE, AT A PROFIT OR OTHERWISE, (XI) ANY TAX CONSEQUENCES OF OWNERSHIP OF THE PROPERTY OR (XII) ANY OTHER MATTER WHATSOEVER AFFECTING THE

STABILITY, INTEGRITY, FITNESS FOR USE OR OTHER CONDITION OR STATUS OF THE LAND OR ANY BUILDINGS OR IMPROVEMENTS SITUATED ON ALL OR PART OF THE PROPERTY (COLLECTIVELY, THE "**PROPERTY CONDITIONS**"), AND BY ACCEPTING THIS DEED, **GRANTEE HEREBY UNCONDITIONALLY AND IRREVOCABLY WAIVES ANY AND ALL ACTUAL OR POTENTIAL RIGHTS GRANTEE MIGHT HAVE REGARDING ANY FORM OF WARRANTY, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE** RELATING TO THE PROPERTY, ITS IMPROVEMENTS OR THE PROPERTY CONDITIONS, SUCH WAIVER BEING ABSOLUTE, COMPLETE, TOTAL AND UNLIMITED IN ANY WAY, EXCEPT TO THE EXTENT OTHERWISE PROVIDED IN THE AGREEMENT.

[*Signature Page Follows*]

WITNESS THE EXECUTION HEREOF as of the 22 day of July, 2015.

GRANTOR:

Wells Fargo Bank, N.A., as Trustee and Paying Agent under the Pooling and Servicing Agreement dated as of August 1, 2005, for the Registered Holders of Deutsche Mortgage & Asset Receiving Corporation Commercial Mortgage Pass-Through Certificates COMM 2005-C6

By: C-III Asset Management LLC, a Delaware limited liability company, in its capacity as special servicer pursuant to that certain Pooling and Servicing Agreement dated as of August 1, 2005

By: _____
Peyton Millinor, its Servicing Officer

STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

Before me, Torrence Amour LaGoy, a Notary Public in and for the County and State aforesaid, personally appeared Peyton Millinor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Servicing Officer of C-III Asset Management LLC, the Special Servicer of Wells Fargo Bank, N.A., as Trustee and Paying Agent under the Pooling and Servicing Agreement dated as of August 1, 2005, for the Registered Holders of Deutsche Mortgage & Asset Receiving Corporation Commercial Mortgage Pass-Through Certificates COMM 2005-C6, the within named bargainor, and that he as such Servicing Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself as Servicing Officer of the Special Servicer.

Witness my hand and seal at office in Irving, Texas, this 22nd day of July, 2015.

TORRENCE AMOUR LAGOY
Notary Public, State of Texas
My Commission Expires
April 26, 2018

_____
Notary Public

My commission expires: 4-26-2018

EXHIBIT A TO SPECIAL WARRANTY DEED

LAND DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, State of Tennessee, and being more particularly described based upon a survey prepared by Cherry Land Surveying, 622 W. Iris Drive, Nashville, Tennessee, TN RLS No. 1512, dated June 17, 2005, as follows:

BEGINNING at an exiting PK nail in the northerly right-of-way line of Thompson Lane, 100 foot in width, and a corner common with Exxon Corporation, as of record in Deed Book 4446, Page 236, in the Register's Office of Davidson County, Tennessee (R.O.D.C.);

Thence with the northerly right-of-way line of Thompson Lane, south 52 deg. 38 min. 50 sec. west 794.87 feet to an iron rod set at a corner common with Powell and Jimmy Cooper, as of record in Instrument No. 200306040076854, R.O.D.C., also being Lot 15, Glencliff Estates, Section 4, as of record in Plat Book 1835, Page 79, R.O.D.C.;

Thence leaving the northerly right-of-way line of Thompson Lane, with the easterly property line of said Powell and Jimmy Cooper, and James C. Buckley, as of record in Deed Book 11051, Page 546, R.O.D.C., also being Lot 16, Glencliff Estates, Section 4, K.C. Sledge, as of record in Deed Book 2395, Page 435, R.O.D.C., also being Lot 17, Glencliff Estates, Section 4, and Bi Van Ngoc Nguyen, as of record in Deed Book 9752, Page 531, R.O.D.C., also being Lot 18, Glencliff Estates, Section 4, North 37 deg. 17 min. 26 sec. west, 626.80 feet to a point in the centerline of Mill Creek Passing a witness iron rod set at 586.80 feet, also being the southerly property line of Jesse Mayo as of record in Deed Book 11162, Page 133, R.O.D.C.;

Thence with the centerline of Mill Creek and the southerly property line of Jesse Mayo, north 49 deg. 43 min. 52 sec. east, 179.94 feet to a point;

Thence north 30 deg. 15 min. 00 sec. east, 71.50 feet to a point;

Thence north 19 deg. 57 min. 00 sec. east, 56.60 feet to a point;

Thence north 20 deg. 28 min. 00 sec. west, 79.20 feet to a point at a corner common with John J. Yoon, as of record in Deed Book 7418, Page 983, said Register's Office;

Thence leaving the centerline of Mill Creek, with the southerly property line of said John J. Yoon, north 39 deg. 30 min. 39 sec. east, 320.44 feet to an existing PK nail, passing a witness iron rod set at 285.44 feet, said PK nail being at a corner common with Brian Leslie Berry, as of record in Instrument No. 200001280009110, R.O.D.C.;

Thence with the southerly property line of Brian Leslie Berry, north 39 deg. 41 min. 23 sec. east, 151.68 feet to a PK nail set in the southerly right-of-way line of Murfreesboro Road, right-of-way width varies;

Thence with the southerly right-of-way line of Murfreesboro Road, south 50 deg. 03 min. 53 sec. east, 49.96 feet to an existing iron rod at a corner common with John C. Yoon, as of record in Instrument No. 20001010-0100502, R.O.D.C.;

Thence leaving the southerly right-of-way line of Murfreesboro Road, with northerly property line of John C. Yoon, south 39 deg. 41 min. 23 sec. west, 152.23 feet to an existing PK nail;

Thence south 47 deg. 50 min. 46 sec. east, 185.39 feet to an existing iron rod;

Thence north 39 deg. 41 min. 16 sec. east, 160.20 feet to an existing PK nail in the southerly right of way line of Murfreesboro Road;

Thence with the southerly right-of-way line of Murfreesboro Road, south 50 deg. 03 min. 53 sec. east, 99.88 feet to an existing railroad spike at a corner common with John Wang, as of record in Instrument No. 20031222-0181828, R.O.D.C.;

Thence leaving the southerly right-of-way line of Murfreesboro Road, with the westerly property line of John Wang, south 39 deg. 39 min. 36 sec. west, 164.60 feet to an existing railroad spike;

Thence south 48 deg. 03 min. 02 sec. east, 125.36 feet to a PK nail set;

Thence with the southerly property line of said John Wang and The Krystal Company, as of record in Deed Book 6253, Page 875, south 50 deg. 19 min. 42 sec. east, 200.00 feet to an iron rod set at a corner common with said Exxon Corporation;

Thence south 41 deg. 57 min. 55 sec. west, 10.00 feet to an existing iron rod;

Thence south 50 deg. 36 min. 14 sec. east, 198.09 feet to the point of beginning, containing 549,398 square feet (12.61 acres, more or less).

Being the same property conveyed to MRW Crescent Plaza, LLC, a Tennessee limited liability company, by deed from MRW Joint Venture, a Tennessee joint venture, of record at Instrument No. 20050713-0081316, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crescent Properties, LLC, a Tennessee Limited Liability Company by Deed from MRW Crescent Plaza, LLC, a Tennessee Limited Liability Company, of record on at Instrument No. 20070503-0053166, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee and Paying Agent under the Pooling and Servicing Agreement dated as of August 1, 2005, for the Registered Holders of Deutsche Mortgage & Asset Receiving Corporation Commercial Mortgage Pass-Through Certificates COMM 2005-C6, from Courtney Gilmer, as a successor trustee, of record at Instrument No. 20130917-0098030, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or that may be asserted by persons in possession of the Property.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Any mineral or mineral rights leased, granted or retained by prior owners.

5. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.

6. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

7. Easement(s) of record in Book 4392, page 738, and Book 4641, page 941, in the Register's Office for Davidson County, Tennessee.

8. Easement Agreement of record in Book 4790, page 277, as amended in Book 4878, page 870, in the Register's Office for Davidson County, Tennessee.

9. Deed of Declaration of record in Book 4714, page 879, as amended in Book 4736, page 995, Book 4810, page 313, and Book 4878, page 873, in the Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement, Water Mains and Appurtenances of record in Book 4786, page 524, in the Register's Office for Davidson County, Tennessee.

11. Deed of Conveyance of record in Book 4854, page 620, in the Register's Office for Davidson County, Tennessee.

12. Rights of tenants under any unrecorded leases, including without limitation rights of tenants to remove trade fixtures at the expiration of the term of the leases of such tenants

13. Easement for the flow of the waters of the Mill river (or creek), and the rights of the public therein.

14. Rights of upper and lower riparian owners to the flow of the waters of the Mill river (or creek), free from diminution or pollution.

15. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill river (or creek).

16. Leases and contracts affecting the Property.

17. Any service, installation, connection or maintenance charge, and charges for sewer, water, electricity, telephone, cable television, internet or gas.

True Copy Certification

I, Jason Alvarez, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of New York

County of Suffolk

Personally appeared before me, [Name of Notary] Richard Cornetta, a notary public for this county and state, [~~name of person making certification~~] Jason Alvarez who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: RICHARD F. CORNETTA
Notary Public, State of New York
No. 01CO4818308
Qualified in Nassau County
Commission Expires January 31, 20 18

Notary' Seal (if on paper)