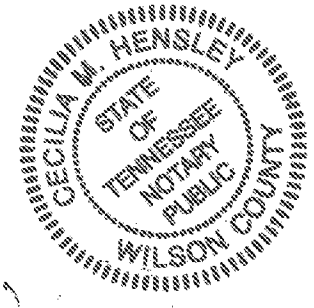


Davidson County	DEEDWARR
Recvd: 02/18/16 10:36	3 pgs
Fees:18.00 Taxes:1182.15	
20160218-0015397	

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $319,500.00

Affiant

Subscribed and sworn to before me,
this 16th day of February, 2016

Notary Public
My commission expires: 4/9/19

03-1510-36466

Address of New Owner:	Send Tax Bills to:	Tax Information:
1247 Riverwood Dr Nashville, TN 37216	"SAME"	092-05-0-287.00

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, **P & C Investments, Inc.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **813 32nd Ave N, LLC, a Tennessee limited liability company**, 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 Nos. 3 and 4, Block 2, on the Plan of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilbur K. Ellison and wife, Joycene Ellison by deed from Ace Housing, LLC, a Tennessee limited liability company, dated August 15, 2006, recorded August 16, 2006, of record in Instrument No. 20060816-0100943, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA6 by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, dated January 9, 2015, recorded January 12, 2015, of record in Instrument No. 20150112-0002981, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to P & C Investments, Inc. by Special Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA6, dated March 24, 2015, recorded April 15, 2015, of record in Instrument No. 20150415-0033147, 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 813 32nd Ave., North, Nashville, TN 37209.

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 16th day of February, 2016.

P & C Investments, Inc.

By: _____

Its: Secretary

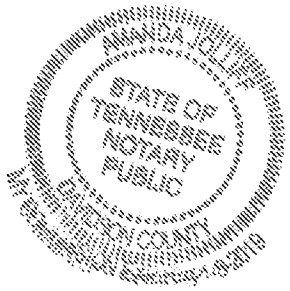
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Selma Catalano with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary of P&C Investments, Inc.,and as such Secretary he/she is authorized by P&C Investments, Inc., to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 16th day of February, 2016.

_____
State of Tennessee Notary Public At Large

My Commission expires:



True Copy Certification

I, Amanda A. Jolliff, 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

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, CECILIA M. HENSLEY, a notary public for this county and state, Amanda A. Jolliff, 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: 4/9/2019