#17625
41928

Davidson County DEEDWARRSP
Recvd: 07/12/12 09:40 3 pgs
Fees:18.00 Taxes:436.97
20120712-0061132

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of June, 2012, by and between, **U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings NPL3**, party of the first part, and **Stojan Bilbija and wife, Zlata Bilbija,** 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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

Lot 10, SECTION I, PLAN OF STACY SQUARE, as shown on plat of record in Plat Book 3842, Page 134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Known as: 7979 Sawyer Brown Road, Nashville, Tennessee, 37221

Parcel Id # 128.14-102.00

This being the same property conveyed to **U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings NPL3**, by Quit Claim Deed of record in Instrument Number 20120712-0061130 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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

The said party of the first part does hereby covenant with the said parties 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 any Subdivision Restrictions, Building Lines, Easements and/or other matters of record in plat recorded in Book 3842, Page 134 in the Register's Office of Davidson County, Tennessee; and 2012 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

Vericrest Financial Inc., as Attorney-in-Fact for U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings NPL3

By Mindi Hernandez
AUTHORIZED SIGNATORY

STATE OF Oklahoma)
COUNTY OF Oklahoma)

Personally appeared before me, a Notary Public in and for the above referenced State and County, Mindi Hernandez with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the AUTHORIZED SIGNATORY of **Vericrest Financial Inc., as Attorney-in-Fact**, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 15th day of June, 2012.

NOTARY PUBLIC

My Commission Expires:

NOTARY SEAL PUBLIC
LEAH LEDFORD
Notary Public
State of Oklahoma
Commission # 10000901 Expires 02/05/14

STATE OF Tennessee
COUNTY OF Rutherford

I 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 $118,100.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Yeri Holloway
AFFIANT

Subscribed and sworn to before me this the 11th day of June, 2012.

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: 5-23-16

Property Address:
7979 Sawyer Brown Road
Nashville, TN 37221

New Owner and Mail Tax Bills to:
Wells Fargo Bank, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427

I, Philip Ellis, 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 Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY