9800892862

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this __ day of November, 2012, by and between, **Vericrest Financial Inc., as Attorney-in-Fact for U.S. Bank Trust, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL2,** party of the first part, and **Wilson Pete Adkins,** unmarried 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 266, PLAN OF SECTION 5, CHERRY HILLS, as shown on plat of record in Plat Book 4300, Page 156, 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: 404 Safford View Drive, Antioch, Tennessee, 37013

Parcel Id # 15005024200

This being the same property conveyed to Grantor, by Successor Trustee's Deed of record in Instrument Number 20120724-0064868 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 in Plat of record in Book 4300, Page 156; Declaration of Covenants, Conditions, and Restrictions in Book 4579, Page 841 in the Register's Office of Davidson County, Tennessee; and 2013 Davidson, 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 Vericrest Opportunity Loan Trust 2011-NPL2

Anne Beck

By

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, a Notary Public in and for the above referenced State and County, Anne Beck 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 Vice President 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 19 day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 8/11/15

ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015

BILL GARRETT, Davidson County
Trans:T20130003471 DEEDWARRSP
Recvd: 01/14/13 09:45 2 pgs
Fees:13.00 Taxes:297.41

20130114-0004096

STATE OF: TENNESSEE

COUNTY OF: SHELBY

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 $80,380.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 11 day of ~~November, 2012~~ 15 January, 2013.

LISA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires September 21 2015

NOTARY PUBLIC

My commission expires:

Property Address:
404 Safford View Drive
Antioch, TN 37013

New Owner and Mail Tax Bills to:
Wilson Pete Adkins
404 Safford View Drive
Antioch, TN 37013

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