Davidson County DEEDWARRSP
Recvd: 04/03/13 16:10 4 pgs
Fees:23.00 Taxes:201.19
20130403-0033096

After Recording Return To:

Prepared:
Peter DeSantis, Esq.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
34-09/12.00

SPECIAL WARRANTY DEED

Property Owner:
Residential Recovery Capital Holdings #2, LLC
3963 Maple Avenue
Suite 190
Dallas, TX 75219

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 21st day of March, 2013, between U.S. BANK, NATIONAL ASSOCIATION, N.D., with a mailing address of 200 South 6th Street, Minneapolis, MN 55402 ("**GRANTOR**"), and Residential Recovery Capital Holdings #2, LLC, a Texas limited liability company, with a mailing address of 3963 Maple Avenue Suite 190 Dallas, TX 75219. ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 150 FEET OF LOT NO. 27 ON THE MAP OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, OF RECORD IN BOOK 421, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 25, ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NO'S 25 AND 27 EASTWARDLY 150 FEET; THENCE NORTHWARDLY 476 FEET TO A POINT IN THE SOUTHERN BOUNDARY LINE OF LOT NO. 29 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NO'S 27 AND 29 WESTWARDLY 150 FEET TO THE SOUTHWEST CORNER OF SAID LOT NO. 29. SAID POINT BEING IN THE EASTERLY MARGIN OF A 3 FOOT STRIP

DEDICATED FOR PUBLIC USE; THENCE WITH THE EASTERLY MARGIN OF SAID STRIP SOUTHWARDLY 476 FEET TO THE BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO U.S. NATIONAL BANK ASSOCIATION, N.D. FROM J PHILLIP JONES, SUBSTITUTE TRUSTEE, RECORDED ON JANUARY 31, 2013 AS INSTRUMENT NUMBER 20130131-0009883 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 331 West Monticello Avenue, Goodlettsville, TN 37072

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

Signature page follows

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor of the date first written above.

U.S. BANK, NATIONAL ASSOCIATION, N.D.

By: _____
Pennie L. Charpie, Officer

STATE OF MINNESOTA }
COUNTY OF HENNEPIN }

On this 21st day of March, 2013, ACKNOWLEDGED AND EXECUTED BEFORE ME, a Notary Public the undersigned officer, personally appeared Pennie L. Charpie, to me personally known, who acknowledged herself to be the Officer of U.S. BANK, NATIONAL ASSOCIATION, N.D. being authorized by the corporation to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as the Officer.

ANTHONY D. STEINMAN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

_____
NOTARY PUBLIC My Commission Expires 1/31/17

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $54,375.00.

_____
Affiant

Subscribed and sworn to before me this 21st day of March, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 1/31/17

ANTHONY D. STEINMAN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor Preparer is not responsible for scheduling the closing; the execution of this document; the validity of any power of attorney, if one is being used; the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

True Copy Certification

I, Victor Lopez, 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 CA

County of Orange

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: 4-8-14
Notary' Seal (if on paper)

JAMES E. SHERMAN
Commission # 1883919
Notary Public - California
Orange County
My Comm. Expires Apr 8, 2014