Davidson County DEEDWARRSP
Recvd: 05/16/13 16:16 6 pgs
Fees:33.00 Taxes:118.40
20130516-0049671

Commitment Number: 3137873
Seller's Loan Number: 7600010484

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Jose Villasenor, 3532 Seneca Forest Dr Nashville TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 136100B04500CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 7th of May, 2013, by and between **U.S. Bank National Association, not in its individual capacity, but soley as Trustee for the RMAC Trust, Series 2012-5T**, whose mailing address is **15480 Laguna Canyon Rd Ste 100 Irvine, CA 92618**, hereinafter grantor, and party of the first part, for $32,000.00 (Thirty-Two Thousand Dollars and no Cents) in consideration paid grants with covenants of special warranty to **Jose Villasenor**, hereinafter grantee, party of the second part, whose tax mailing address is **3532 Seneca Forest Dr, Nashville, TN 37217**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $32,000.00 (Thirty-Two Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **3532 Seneca Forest Dr, Nashville, TN 37217**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Being the same property conveyed to the part of the first part and recorded at:

_____

Executed by the undersigned on 7, May, 2013:

U.S. Bank National Association, not in its individual capacity, but soley as Trustee for the RMAC Trust, Series 2012-5T by Rushmore Loan Management Services, LLC its Appointed Attorney in Fact

By: _____

Name: Robert Norrell

Its: Vice President

STATE OF Texas

COUNTY OF Harris

Before me, Korie Lyn Gilmore, a Notary Public of said State and County aforesaid, personally appeared Robert Norrell its V. P. on behalf of **U.S. Bank National Association, not in its individual capacity, but soley as Trustee for the RMAC Trust, Series 2012-5T by Rushmore Loan Management Services, LLC its Appointed Attorney in Fact,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be V. P. of Rushmore Loan Management Services, LLC the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such _____,.

Witness my hand and seal, this 7 day of May 2013

_____

Notary Public

My Commission Expires _____

KORIE LYN GILMORE NOTARY PUBLIC STATE OF TEXAS EXPIRES 09-19-2015

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pa
COUNTY OF Beaver)

I, Carl Kim,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 32000, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Carl Kim
Affiant

Affiant, Carl Kim, subscribed and sworn before me this 15th day of May, 2013.

Mark J Appugliese
~~Notary Public~~

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Hickory Twp., Lawrence County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being more particularly described as follows: Lot Number 40, Unit Number 40-A, a revision of Lots 21-32, 39 and 40 on Condominium Site Plan of Lots 21-40, Section 5, Priest Lake Forest, of record in Book 6250, Page 49, Register's Office for Davidson County, Tennessee. Being the same property as conveyed from Shapiro & Kirsch, LLP, Sub Trustee to The Bank of New York Mellon Trust Company, National Association, as described in Doc No. 20121221-0117929, Dated 12/11/2012, Recorded 12/21/2012 in Davidson County Records.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (If on Paper)