| | |
|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 10/22/13 11:49 | 4 pgs |
| Fees:23.00 Taxes:262.24 | |
| **20131022-0110088** | |

Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214
File No.: 20130822/MQM

STATE OF ~~TN~~ Tennessee
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer or value of the property transferred, whichever is greater, is $70,875.00, which amount is equal to or greater that the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN before me this the 15th day of October, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| PROPERTY OWNER, & OWNER'S ADDRESS & MAIL TAX BILLS TO: | PROPERTY ADDRESS: | TAX PARCEL NO.: |
|---|---|---|
| **Residential Recovery Capital Holdings #2, LLC** | **1616 Rice Hill Ct** | **149110A04300CO** |
| **2811 McKinney Avenue**<br>**Dallas, TX 75204** | **Antioch, TN 37013** | |

# SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of **October, 2013,** by and between **US Bank National Association successor by merger to US Bank National Association ND,** party of the first part, hereinafter called Grantor and **Residential Recovery Capital Holdings #2, LLC,** a Texas Limited Liability Company, party of the second part, hereinafter called Grantee.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of **Tennessee,** to wit:

See attached Exhibit "A" for legal description and derivation clause.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the items shown in the attached Exhibit "B";

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through or under Grantor, but not further or otherwise.**

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.

WITNESS the signature of the party of the first part the 14th day of **October, 2013.**

**US Bank National Association successor by merger to US Bank National Association ND**

Pennie Charpie

By: Pennie L Charpie

Title: **Sr Real Estate Officer**

STATE OF Minnesota

COUNTY OF Hennepin

On this the 14th day of October, **2013** before me the undersigned Notary Public of the State and County aforesaid, personally appeared Pennie L Charpie, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Sr Real Estate Officer of **US Bank National Association successor by merger to US Bank National Association ND,** and that she as such Sr Real Estate Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by herself as such Sr Real Estate Officer .

WITNESS my hand and official seal at office this 14th day of October, **2013.**

Notary Public

My Commission Expires: 1/31/17

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

## EXHIBIT "A"

### Legal Description

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF RICE HILL, PHASE 2, OF RECORD IN PLAT BOOK 6900, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

### Derivation Clause

Being all or part of the same property conveyed to US Bank National Association successor by merger to US Bank National Association ND by virtue of that certain Trustee's Deed dated May 3, 2013, at Instrument No. 20130509-0046798 in the Register's Office of Davidson County, Tennessee.

## EXHIBIT "B"

### Permitted Encumbrances

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2014 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 27, in the Register's Office of Davidson County, Tennessee.
- Deed Restrictions recorded at Book 6812, Page 48, in the said Register's Office.
- Quit Claim Deed to Homeowner Association of record at Book 7097, Page 613, in the said Register's Office.

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

My Commission Expires: A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016