BILL GARRETT, Davidson County
Trans:T20130091413 DEEDWARRSP
Recvd: 10/24/13 13:57 3 pgs
Fees:18.00 Taxes:336.70

20131024-0110941

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

This instrument prepared by ~~and (MAIL) instrument may be returned to.~~
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1084GMTN
Property ref: 1413 BRECKENRIDGE COURT, WHITES CREEK, TN 37189

SPECIAL WARRANTY DEED

Send tax bills to: ConRex Residential Property Group 2012-2, LLC
Name and address of new owner: 3 Cordes Street, Charleston, SC 29401
Map parcel number: 04102001300 SAME
Send tax bills to new owner @ address above.

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005-EFC4,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

CONREX RESIDENTIAL PROPERTY GROUP 2012-2, LLC,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 17 day of September, 20 13, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR RAMP 2005-EFC4
BY OCWEN LOAN SERVICING, LLC AS
ATTORNEY IN FACT

By: _____ ~~Franci Boothney~~
Its: **Contract Management Coordinator**

By: Jennifer Weinstock
Its: ~~Contract Management Coordinator~~

State of Florida
County of Palm Beach

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, ~~Franci Boothney~~ (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005-EFC4 and that he executed the same as the free act and deed of said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005-EFC4.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Jennifer Weinstock (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005-EFC4 and that he executed the same as the free act and deed of said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005-EFC4.

Witness my hand, at office, this 17 day of September, 2013.

Notary Public
My commission expires: 1-28-17
(Affix Seal)

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

SEE POWER OF ATTORNEY ~~inst~~ # 20130506 0045
RECORDED AT DEED ~~BOOK~~ _____ 359
~~PAGE~~ Davidson COUNTY RECORDS

State of Tennessee County of Wilson
The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

Affiant

Subscribed and sworn to before me this 18th day of October

Notary public

my comm exp: 6/15/14

CONNIE J. BUCHANAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY, TN

Exhibit "A"

Legal Description

BEING LOT NO. 13 ON THE PLAN OF BRECKENRIDGE VALLEY, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4460, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RAMP 2005-EFC4, BY SUBSTITUTE TRUSTEE'S DEED DATED FEBRUARY 14, 2013 AND RECORDED FEBRUARY 19, 2013, OF RECORD IN INSTRUMENT NO. 20130219-0016178, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Source of title

_____

_____ Trustee's Deed or
___X__ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20130219-0016178
County of DAVIDSON, TN