Davidson County	DEEDWARRSP
Recvd: 10/25/13 15:00	4 pgs
Fees:23.00 Taxes:232.73	
20131025-0111529	

After Recording Return To:
Lawyers Title Company
16479 N. Dallas Parkway, Suite 390
Addison, Texas 75001

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:
Sara M. Wilhelm
331 West Monticello Avenue
Goodlettsville, TN 37072

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 11th day of October, 2013, between RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company, with a mailing address of 3963 Maple Avenue Suite 190 Dallas, TX 75219 ("**GRANTOR**"), and SARA M. WILHELM, a single/married/unmarred woman, with a mailing address of 331 West Monticello Avenue, Goodlettsville, TN 37072. ("**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 RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, A TEXAS LIMITED LIABILITY COMPANY, FROM U.S. BANK, NATIONAL ASSOCIATION, N.D., BY SPECIAL WARRANTY DEED RECORDED APRIL 3, 2013 AS INSTRUMENT NUMBER 20130403-0033096 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.

RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company

By: RRCM, LLC, a Texas limited liability company, Manager

By: _____
D'ARCY YOUNG, President

STATE OF Texas }
COUNTY OF Dallas }

ACKNOWLEDGED BEFORE ME, on the 11th day of October, 2013, the undersigned authority, personally appeared D'ARCY YOUNG, who is the president on behalf of **RRCM, LLC, a Texas limited liability company**, Manager for **RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC,** a Texas limited liability company, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/~~she~~ has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

DOROTHY GREEN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 4/28/15

_____
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $62,900.00.

_____
Affiant

Subscribed and sworn to before me this 11th day of October, 2013.

_____
NOTARY PUBLIC

DOROTHY GREEN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 4/28/15

My Commission Expires: 4/28/15

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.

True Copy Certification

I, Dalia Gonzalez, 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Felipe Heras, a notary public for this county and state, Dalia Gonzalez 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: Nov 24, 2016

Notary' Seal (if on paper)

FELIPE HERAS
Commission # 1999139
Notary Public - California
Orange County
My Comm. Expires Nov 24, 2016