Davidson County DEEDWARRSP
Recvd: 11/21/13 14:18 4 pgs
Fees:23.00 Taxes:670.81
20131121-0120171

After Recording Return To:
LTIC
16479 N Dallas Pkwy #390
Addison, TX 75001

Map & Parcel:
164-10A 314.00C0

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

SPECIAL WARRANTY DEED

Property Owner:
Eddie Demetrius Bell, Sr.
3312 Steamridge Court West
Antioch, Tennessee 37013

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 14th day of November, 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 EDDIE DEMETRIUS BELL, SR., a single/married/unmarred person, with a mailing address of 3312 Steamridge Court West, Antioch, Tennessee 37013, ("**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:

BEING LOT NO. 368 ON THE PLAN OF FINAL, FLAT, VILLAGE EIGHT, SUMMERFIELD SUBDIVISION AS OF RECORD IN INSTRUMENT NUMBER 20051025-0128762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 4, 2013 AS INSTRUMENT NUMBER 20130904-0093374 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 3312 Steamridge Court West, Antioch, Tennessee 37013

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 14th day of November, 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 4/28/15

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 181,300.00.

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

_____
Affiant

~~Subscribed and sworn to before~~ me this 14th day of November, 2013.

_____
NOTARY PUBLIC

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 ALFONSO SANCHEZ Jr., 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: Jun. 28, 2017

Notary' Seal (if on paper)

ALFONSO SANCHEZ JR.
Commission # 2031412
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2017