Davidson County DEEDWARRSP
Recvd: 03/31/14 13:47 4 pgs
Fees:23.00 Taxes:138.75
20140331-0026342

Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214
File No.: 20140126/MW

STATE OF 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 **$37,500.00**, 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 25th day of **March, 2014.**

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY

PROPERTY OWNER, & OWNER'S ADDRESS & MAIL TAX BILLS TO:	PROPERTY ADDRESS:	TAX PARCEL NO.:
RRCH #3, LLC, A Texas Limited Liability Company **2811 McKinney Avenue** **#208** **Dallas, TX 75204**	**105 Cedarwood Lane** **Madison, TN 37115**	043020A10500CO

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of **March, 2014,** by and between **U.S. Bank, National Association Successor by Merger to U.S. Bank National Association, N.D.**, party of the first part, hereinafter called Grantor and **RRCH #3, 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 25TH day of **March, 2014.**

U.S. Bank, National Association Successor by Merger to U.S. Bank National Association, N.D.

By Lana J Patraw, Real Estate Officer

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me on 3.25.14 by Lana J Patraw as Real Estate Office of U.S. Bank, National Association Successor by Merger to U.S. Bank National Association, N.D.

WITNESS my hand and official seal at office this 25TH day of MARCH, **2014.**

PENNIE L. CHARPIE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

(Signature of Notary)

Title (and Rank) REO OFFICER

My Commission Expires: 1.31.2017

EXHIBIT "A"

Legal Description

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. D-105 (ERRONEOUSLY REFERRED TO AS LOT NO. 105 IN PRIOR DOCUMENTS) ON THE PLAN OF CEDARWOOD COURTYARD HOMES AS OF RECORD IN BOOK 5200, PAGES 60 AND 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Derivation Clause

Being all or part of the same property conveyed to U.S. Bank, National Association Successor by Merger to U.S. Bank National Association, N.D. by virtue of that certain Trustee's Deed dated November 1, 2013, at Instrument No. 20131104-0114392 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 5200, Page 60, 61 and Clarification of Plat at Book 5497, Page 800, in the Register's Office of Shelby County, Tennessee.
- ☐ Deed Restrictions recorded at Book 5495, Page 661 and Instrument No. 20070802-0092060, in the said Register's Office.
- ☐ By-Laws of record at Book 5307, Page 231, Instrument No. 20070802-0092059 and 20120921-0085950, in the said Register's Office.
- ☐ Charter recorded at Book 5307, Page 226, 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.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016