BILL GARRETT, Davidson County
Trans: T20140040479 DEEDWARRSP
Recvd: 06/09/14 14:08 3 pgs
Fees: 18.00 Taxes: 253.45

20140609-0050016

Prepared by

P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

After Recording ~~Return To:~~
ALAMO TITLE
500 N CARROLL AVE #100
SOUTHLAKE TX 76092
6261400040Y

AFTER RECORDING RETURN TO
DOCUMENT PROCESSING SOLUTIONS, INC
590 W. LAMBERT RD.
BREA, CA 92821

Map & Parcel:
081D-D-049

SPECIAL WARRANTY DEED

(the property being conveyed herein was foreclosure property)

Property Owner:
M. Jones & Company, LLC
6029 Stags Leap Way
Franklin, TN 37064

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this 2nd day of May, 2014, between RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company, whose address is 3963 Maple Avenue, Suite 190, Dallas, TX 75219 ("**GRANTOR**"), and M. JONES & COMPANY, LLC, a Tennessee limited liability company, with a business address of 6029 Stags Leap Way, Franklin, TN 37064, ("**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 Davidson County, Tennessee and being further bounded and described as follows:

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.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, A TEXAS LIMITED LIABILITY COMPANY FROM US BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER US BANK NATIONAL ASSOCIATION ND, BY

SPECIAL WARRANTY DEED RECORDED 10/22/2013 AS DOCUMENT NUMBER 20131022-0110088, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1616 Rice Hill Court, Antioch, TN 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.

The remainder of this page has been intentionally left blank.

Signature page to follow.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Recording state does not require witnesses.

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 }

On this 22nd day of May, 2014, before me personally appeared D'ARCY YOUNG, who acknowledged that she 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 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed, not individually but on behalf of the Grantor herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas hereunto this 22nd day of May, 2014.

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 $ 68,500.00.

_____
Affiant

Subscribed and sworn to before me this 22nd day of May, 2014.

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

_____
NOTARY PUBLIC My Commission Expires: 4/28/15

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.