Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

14-10082

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20140056522 DEEDWARRSP
Recvd: 08/04/14 11:44 4 pgs
Fees:23.00 Taxes:388.50
20140804-0069597

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
Samuel R Dahl and Cheryl M Dahl

615 Ronnie Road
Madison, TN 37115

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Samuel R Dahl and Cheryl M Dahl

615 Ronnie Road
Madison, TN 37115

****

PROPERTY ADDRESS:

615 Ronnie Road, Madison, TN 37115

****

MAP PARCEL NUMBERS: 042.07-0-081.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1, One Federal Street 3rd Floor, Boston, MA 02110** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Samuel R Dahl and Cheryl M Dahl ("Grantees"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 615 Ronnie Road, Madison, TN 37115.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2014, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Randall Reynolds on this the 22 day of July, 2014

Grantor: **Reverse Mortgage Solutions, Inc. As Attorney-In-Fact for U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1**

By: _____

Name: Randall Reynolds, Assistant Vice President

Title: REO Management Solutions, LLC

STATE OF TEXAS

COUNTY OF HARRIS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Randall Reynolds with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be AVP of **Reverse Mortgage Solutions, Inc. As Attorney-In-Fact for U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1**, and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as _____.

Witness my hand and seal at Office in Harris, TX, this 22 day of July 2014

_____
Notary Public

My Commission Expires: _____

KAREN MAPLES
Notary Public, State of Texas
My Commission Expires
May 01, 2017

****

STATE OF Tennessee

COUNTY OF Sumner

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $105,000.00.

Samuel R Dahl-Affiant

Cheryl M Dahl - Affiant

Subscribed and sworn to before me this the 1 day of August, 2014

Notary Public

My Commission Expires: 8/23/14

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Haven Acres, Section II, of record in Book 2331, page 139, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rex. D. Shell and Alma L. Shell by deed of record in Book 3898, Page 286, Register's Office for Davidson County, Tennessee. The said Rex D. Shell having since died on 9-16-2003, leaving Alma L. Shell as surviving tenant by the entirety.

Further being the same property conveyed to U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 by Trustee's Deed dated March 6, 2014 and of record as Instrument No. 20140318-0022166 in the Office of the Davidson County Register of Deeds.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223