WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MiM - 1244

BILL GARRETT, Davidson County
Trans:T20140059147 DEEDWARRSP
Recvd: 08/12/14 14:50 4 pgs
Fees:23.00 Taxes:225.70
20140812-0072800

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-140700290A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Jose Carpio	SEND TAX BILL TO: Jose Carpio	MAP/PARCEL NUMBERS: 041070033.00
(Name) 911 McMahan Avenue	(Name) 911 McMahan Avenue	
(Address) Nashville, TN. 37216	(Address) Nashville, TN. 37216	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Jose Carpio, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1214 Bell Grimes Ln., Nashville, TN, 37207, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the By: Selene Finance LP, as Attorney-in-Fact the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee by Selene Finance LP, its attorney in fact

By: _____

Name: Jason Burr

Its: Assistant Vice President

State of Texas
County of Harris

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jason Burr who acknowledged to me that she/he is Assistant Vice President (Title of person signing) of By: Selene Finance LP, as Attorney-in-Fact (Name of Company), the attorney-in-fact for SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, and that in its capacity as attorney-in-fact for SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee she/he executed, signed and delivered the above and foregoing instrument after having been authorized by SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 1st day of Aug, 2014.

JANICE LEDET
My Commission Expires
July 11, 2018

Janice Ledet
Notary Public
My Commission Expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $61,000.00.

_____
Affiant

Subscribed and sworn to before me this 8th day of August, 2014.

_____
Notary Public

My Commission Expires: 12/21/2014

TINA HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RE: 1214 Bell Grimes Ln., Nashville, TN 37207

TN_RED_SpecialWarrantyDeed(rev).rdw
JMF / DS LD 11/03/2010 rev.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1214 Bell Grimes Ln., Nashville, TN 37207

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of the Westerly part of Lot No. 3 on the Map of the Lands of K. J. Morris, deceased, of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, described according to survey of John Kohl dated November 9, 1968, as follows: said part of said lot fronts 68 feet on the northerly side of Bell Grimes Lane and extends back between parallel lines 200 feet to a rear line measuring 68 feet.

Being the same property conveyed to SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee by Trustee's Deed recorded 12/18/2013, Instrument Number 20131218-0127794, in the Register's Office of Davidson County, Tennessee.

RE: 1214 Bell Grimes Ln., Nashville, TN 37207