After Recording ~~Return To~~:
Alamo Title
500 N. Carroll Ave #100
Southlake, TX 76092

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

This Instrument Prepared under the supervision of:
Peter DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
043 02 0A 105.00

SPECIAL WARRANTY DEED

#14000721

Property Owner:

Kevin Record
105 Cedarwood Lane
Madison, TN 37115

Send Tax Bills To:
Property Owner

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

THIS INDENTURE, made this ____ day of _____, 2014, between RRCH #3, LLC, a Texas limited liability company, with a business address 3963 Maple Avenue, Suite 190, Dallas, TX 75219 ("**GRANTOR**"), and KEVIN RECORD, a married man, residing at 105 Cedarwood Lane, Madison, TN 37115. ("**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:

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.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO RRCH #3, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED FROM U.S. BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D., RECORDED MARCH 31, 2014 AS INSTRUMENT NUMBER 20140331-0026342 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20140064360 DEEDWARRSP
Recvd: 08/29/14 11:06 3 pgs
Fees:18.00 Taxes:214.60
20140829-0079132

Property Address: 105 Cedarwood Lane, Madison, TN 37115

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees 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 Grantees.

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 Grantees 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.

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

RRCH #3, LLC, a Texas limited liability company

By: RRCM #3, LLC, a Texas limited liability company, Manager **D'ARCY YOUNG, President, by his attorney-in-fact, Matthew Welsh**

By: _____
D'ARCY YOUNG, President, by his attorney-in-fact, Matthew Welsh

By: _____
MATTHEW WELSH, as attorney-in-fact for D'Arcy Young, President
Power of attorney recorded as instrument no. * in Davidson County, or is being recorded concurrently herewith.
* 20140829-0079131

STATE OF TENNESSEE }
COUNTY OF _____}

On this 8th day of August, 2014, before me personally appeared MATTHEW WELSH who is the Attorney-In-Fact for D'ARCY YOUNG, president of **RRCM #3, LLC, a Texas limited liability company**, Manager for **RRCH #3, 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 executed the same as his free act and deed, not individually but on behalf of the Grantor.

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 $58,000.00.

Affiant

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

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

NOTARY PUBLIC

My Commission Expires: 4/28/15

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. 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. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**