BOOK 30-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

BILL GARRETT, Davidson County
Trans:T20140069701 DEEDWARRSP
Recvd: 09/17/14 15:07 5 pgs
Fees:28.00 Taxes:560.55
20140917-0085455

Commitment Number: 3283150
Seller's Loan Number: 7600016469

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

**New Property Owner/Mail Tax Statements To:**
**Sandra Chamberlain, a single woman**, 813 Lemont Dr., Nashville, TN 37216

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**051 14 0 033.00**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9/3, 2014, by and between **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust**, whose mailing address is **15480 Laguna Canyon Rd., Ste.100, Irvine CA 92618**, hereinafter grantor, and party of the first part, and **Sandra Chamberlain, a single woman**, hereinafter grantee, party of the second part, whose tax mailing address is **813 Lemont Dr., Nashville, TN 37216**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $151,500.00 (One Hundred Fifty One Thousand Five Hundred Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **813 Lemont Dr., Nashville, TN 37216**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Being the same property conveyed to the part of the first part and recorded at: **20140730-0067901**

## Exhibit A

**All that certain parcel of land situated in County of DAVIDSON, State of Tennessee, being known and designated as: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF GRA-MAR ACRES, SECTION V, AS OF RECORD IN BOOK 2330, PAGE 19, (ERRONEOUSLY REFERRED TO AS BOOK 2230 IN DEED BOOK 2446, PAGE 485, R.O.D.C., TN) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. SAID LOT NO. 49 FRONTS 145 FEET ON THE NORTHERLY SIDE OF LEMONT DRIVE AND RUNS BACK 276.7 FEET ON THE EAST LINE AND 277.1 FEET ON THE WEST LINE, TO A DEAD LINE, MEASURING 145 FEET. BEING THE SAME PROPERTY CONVEYED FROM DEBRA MCKNIGHT TO Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust REC DATE 07/30/2014 DOC NO 20140730-0067901 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

Executed by the undersigned on September 3, 2014:

**Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust, by Rushmore Loan Management Services, LLC, Appointed As Attorney In Fac,t**

**By:** Brandee Conrad

**Name:** Brandee Conrad
Assistant Vice President

**Its:** _____

STATE OF Texas

COUNTY OF Harris

Before me, Korie Lyn Gilmore, a Notary Public of said State and County aforesaid, personally appeared Brandee Conrad its Assistant Vice President on behalf of **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust, by Rushmore Loan Management Services, LLC, Appointed As Attorney In Fact,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be AVP of RLMS the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he or she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself or herself as such _____,.

Witness my hand and seal, this 3 day of September.

_____
Notary Public

My Commission Expires_____

KORIE LYN GILMORE NOTARY PUBLIC STATE OF TEXAS EXPIRES 09-19-2015

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Harris

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 151,500 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of September, 2014.

Brandee Conrad
Affiant

Brandee Conrad
Assistant Vice President Rushmore Loan Management Services LLC
Its appointed Attorney In Fact
Print Name

(Seal)

KORIE LYN GILMORE NOTARY PUBLIC STATE OF TEXAS EXPIRES 09-19-2015

Notary Public

My commission expires:

_____

_____
Print Name

CTIC# _____