Davidson County DEEDWARRSP
Recvd: 09/24/14 13:30 6 pgs
Fees:33.00 Taxes:425.50
20140924-0087872

THIS INSTRUMENT PREPARED BY:

Attorney Margaret C. Daun

File Number: LRS-3P-321153-REO

MAIL TAX STATEMENTS TO:
BALTAZAR ALMAZAN
173 Southwing Drive
Nashville, TN 37217

Tax ID: 150-05-0-253-00

SPECIAL WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY , BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST 1 of 314 S Franklin Street, Titusville, PA 16354, Grantor(s), for and in good consideration of $115,000.00, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto **BALTAZAR ALMAZAN, A MARRIED PERSON,** of 173 Southwing Drive, Nashville, TN 37217, Grantee(s), and his/her/their heirs and assigns, the following described land in County of Davidson, Tennessee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2929 Mossdale Drive, Antioch, TN 37013

Being all of the same premises conveyed to U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY , BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST 1, HIS SUCCESSORS OR ASSIGNS, IN FEE SIMPLE FOREVER by virtue of a Deed dated May 13, 2014 from ASHLEY M JONES, AUTHORIZED SIGNATORY, SHAPIRO & KIRSCH, LLP and recorded June 11, 2014 among the Land Records of Davidson County at INSTRUMENT NO 20140611-0050857.

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS the hands and seal of said Grantor this 10 day of September, 2014.

US Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I

By: Servis One, Inc. dba BSI Financial Services Inc., as Attorney-in-Fact

By _____

Print Name: Ted Tomescu

Title: Vice President

STATE OF California

COUNTY OF Orange

On this 10 day of September, 2014 before me appear Ted Tomescu, to me personally known or proved to me on the basis of satisfactory evidence, who, being by me duly sworn (or affirmed) did say that such person is the V.P (Title of Officer) of SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES INC., AS ATTORNEY-IN-FACT FOR U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY , BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST 1, and that the instrument was signed and sealed in behalf of the corporation, by authority of its Board of Directors and Ted Tomescu, VP acknowledged the instrument to be the free act and deed of the corporation.

WITNESS my hand and ~~official~~ seal.

_____

Notary Public D. Waldron

My Commission Expires: 2/23/17

Affiant Y Known _____ Unknown

ID Produced drivers license

D. WALDRON
COMM. # 2008373
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Feb. 23, 2017

(Seal)

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor 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.

VALUATION AFFIDAVIT

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 $ 115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

U.S. Bank National Association not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I

Affiant

By: Servis One, Inc. dba BSI Financial Services, Inc.
as Attorney-in-Fact

Subscribed and sworn to before me this ___ day of _____, _____ by _____.

Please attach Acknowledgment

Notary Public

Commission Expires _____

Name and address for person(s) responsible for taxes:

BALTAZAR ALMAZAN

1233 Southwing Drive
Nashville, TN 37217

Name and address of property owner:

BALTAZAR ALMAZAN
173 Southwing Drive
Nashville, TN 37217

ACKNOWLEDGMENT

State of California
County of Orange)

On 9/10/14 before me, D. Waldron
(insert name and title of the officer)

personally appeared Ted Tomescu,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

D. WALDRON
COMM. # 2008373
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Feb. 23, 2017

WITNESS my hand and official seal.

Signature _____ (Seal)
D. Waldron

Exhibit 'A'

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 273 ON THE PLAN OF CHERRY HILLS, SECTION 6, OF RECORD IN BOOK 4300 AT PAGE 176, SAID REGISTER'S OFFICE. SAID LOT NO. 273 FRONTS 80 FEET ON SOUTHWESTERLY MARGIN OF MOSSDALE DRIVE AND EXTENDS BACK 115 FEET ON THE NORTHWESTERLY LINE AND 163.58 FEET ON THE SOUTHEASTERLY LINE TO A LINE ON THE REAR ON WHICH IT MEASURES 93.59 FEET.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, FILED FOR RECORD FEBRUARY 19, 2003 AS INSTRUMENT NUMBER 20030219-0021642, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CURTIS L. COOK, JR. AND TERESA L. COOK, GRANTEES, BY SPECIAL WARRANTY DEED FROM THE FEDERAL HOME LOAN MORTGAGE CORPORATION ON OCTOBER 27, 2003 AS INSTRUMENT NUMBER 200301027-0157858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #150-05-0-253-00

THIS BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY , BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST 1, HIS SUCCESSORS OR ASSIGNS, IN FEE SIMPLE FOREVER FROM ASHLEY M JONES, AUTHORIZED SIGNATORY, SHAPIRO &

KIRSCH, LLP IN A DEED DATED MAY 13, 2014 RECORDED JUNE 11, 2014 IN INSTRUMENT NO 20140611-0050857.

Property Commonly Known As: 2929 Mossdale Drive Antioch, TN 37013

True Copy Certification

I, Katherine Fitzsimmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, Mackenzie Harrington a notary public for this county and state, Katherine Fitzsimmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/16/2016
Notary' Seal (if on paper)

RHODE ISLAND
NOTARY PUBLIC
MACKENZIE HARRINGTON
EXPIRES 11/16/2016
ID# 754677