AFTER RECORDING RETURN TO:
RRCH # 3, LLC
2811 MCKINNEY AVENUE, SUITE # 208
DALLAS, TX 75204
File No. 01-14072286

Davidson County	DEEDWARRSP
Recvd: 11/03/14 15:46	5 pgs
Fees:28.00 Taxes:285.42	
20141103-0101469	

This document prepared by:

JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 98-01-0/52.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 28th day of October, 2014, by and between **U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 200 SOUTH SIXTH STREET, EP-MN-L22R, MINNEAPOLIS, MN 55402-1403 hereinafter referred to as Grantor(s) and **RRCH # 3, LLC, A TEXAS LIMITED LIABILITY COMPANY**, a mailing address of 2811 MCKINNEY AVENUE, SUITE # 208, DALLAS, TX 75204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of SEVENTY-SEVEN THOUSAND ONE HUNDRED FORTY AND 00/100 ($77,140.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER 20140619-0053440, RECORDED 06/19/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 98-01-0/52.00

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 28th day of October, 2014.

U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND

BY: Lana J Patras
NAME: LANA J PATRAS
TITLE: OFFICER

STATE OF Minnesota
COUNTY OF Hennepin

Before me, Hanna K Hauschildt a Notary Public, of the state and county mentioned, personally appeared Lana J Patras, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION ND, the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Minneapolis October, this 28 TH day of ____, 20 14.

Hanna K. Hauschildt
Notary Public
My Commission expires: 1-31-18

HANNA K. HAUSCHILDT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2018

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $77,140.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

Subscribed and sworn to before me this 28TH day of OCT, 2014.

Notary Public
My Commission Expires 1-31-18

HANNA K. HAUSCHILDT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2018

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

RRCH # 3, LLC
2811 MCKINNEY AVENUE, SUITE # 208
DALLAS, TX 75204

Name and address of property owner:

RRCH # 3, LLC
2811 MCKINNEY AVENUE, SUITE # 208
DALLAS, TX 75204

EXHIBIT A
LEGAL DESCRIPTION

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF ROXBOROUGH, OF RECORD IN BOOK 5200, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOT NO. 8 BEING FURTHER DESCRIBED AS FRONTING 101.03 FEET ON THE NORTHWESTERLY MARGIN OF ROXBOROUGH DRIVE AND EXTENDS BACK 223.16 FEET ON THE SOUTHWESTERLY LINE AND 225.33 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 33. 77 FEET THEREON.

TAX ID NO: 98-01-0/ 52.00

PROPERTY COMMONLY KNOWN AS: 5124 ROXBOROUGH DRIVE, HERMITAGE, TN 37076

I, Drew Sturniolo, do hereby make oath that I am 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 Pennsylvania

County of Allegheny

Personally appeared before me, Melissa Plagman, a notary public for this county and state, Drew J. Sturniolo, 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: 5-19-2015

Notary's Seal:

NOTARIAL SEAL
MELISSA PLAGMAN
Notary Public
CORAOPOLIS BOROUGH, ALLEGHENY COUNTY
My Commission Expires May 19, 2015