Davidson County DEEDWARRSP
Recvd: 12/31/14 08:13 6 pgs
Fees:33.00 Taxes:296.00
20141231-0119019

Commitment Number: 3292665
Seller's Loan Number: 7600018466

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:
Maria Guzman, 820 Irma Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14812011300

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16th day of December, 2014, by and between **NRZ REO I Corp**, whose mailing address is **15480 Laguna Canyon Road Suite 100 Irvine, CA 92618**, hereinafter grantor, and party of the first part, and **Maria Guzman**, a married woman, hereinafter grantee, party of the second part, whose tax mailing address is **820 Irma Drive, Antioch, TN 37013**.

WITNESSETH: That for and in consideration $80,000.00 (Eighty Thousand 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 **820 Irma Drive, Antioch, TN 37013**.

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: **20141001-0090596**

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127, AS SHOWN ON THE MAP ENTITLED DEBRA HEIGHTS, SECTION 2, OF RECORD IN BOOK 3700, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property as conveyed from Shervonda Johnson to NRZ REO I Corp. , as described in INSTRUMENT NO. 20141001-0090596, Recorded 10/01/2014 in DAVIDSON County Records.

Executed by the undersigned on December 16, 2014:

NRZ REO I Corp, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: /s/ Brandee Conrad

Name: Brandee Conrad

Its: Assistant Vice President

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 V.P. on behalf of **NRZ REO I Corp, 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 _____ of _____ 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 16 day of December 2014

/s/ Kori Lyn Gilmore

Notary Public

My Commission Expires 09-19-205

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 $ 80,000 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 16 day of December, 20 14.

Brandee Conrad
Affiant

Brandee Conrad
Assistant Vice President
Print Name

Rushmore Loan Management Services LL
Its appointed Attorney In Fact

(Seal)

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

Notary Public

My commission expires:

09-19-2015

Korie Lyn Gilmore
Print Name

CTIC# _____

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES