SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 9 day of JANUARY, 2015 by and between **U.S. Bank National Association, as trustee for U.S. Residential Opportunity Fund Pass Through Trust 2014-1,**, party of the first part, and Betty Elaine Adair, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the County of **Davidson**, Tennessee:

Being Unit E-7, Hickory Place Condiminiums of record in Master Deed of record in Book 6654, Page 910, and referred to as Exhibit B found at Page 912 and corrected in Book 6759, Page 533, and referred to as Exhibit B found at Page 535 said corrected book, Unit E-7 being part of the Unit Plan for Phases 2 through 8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795, all references of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal.

Being the same property conveyed to Grantor herein by Quit Claim Deed of record under Instrument Number _____, in the Register's Office of Davidson County, Tennessee.

#20150116-0004998

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for the following, to-wit:

Subdivision restrictions, building lines, easements and other matters of record, including, without limitation, those as shown in Book 6250, Page 735, and Master Deed recorded in Book 6472, Page 435 re-recorded in Book 6476, Page 663, amended in Book 6654, Page 910 and corrected in Book 6759, Page 533, all in the Register's Office of **Davidson** County, Tennessee; year 2014 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto party of the first part warrants and will forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise. Party of the first makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

U.S. Bank National Association, as trustee for U.S. Residential Opportunity Fund Pass Through Trust 2014-1,
By: Fay Servicing, LLC, as attorney in fact

By: _____
Printed Name: Glenn Brooks
Title: SVP

BILL GARRETT, Davidson County
Trans:T20150004291 DEEDWARRSP
Recvd: 01/16/15 15:25 2 pgs
Fees:13.00 Taxes:266.40
20150116-0005000

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Alan Black (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the SVP of Fay Servicing, LLC, which caused this instrument to be executed on behalf of **U.S. Bank National Association, as trustee for U.S. Residential Opportunity Fund Pass Through Trust 2014-1,,** the within named bargainer, a limited liability company, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **U.S. Bank National Association, as trustee for U.S. Residential Opportunity Fund Pass Through Trust 2014-1,.**

WITNESS my hand, at office, this 9 day of JANUARY, 2015

Notary Public

Commission expiration: 10/23/18

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
FF100817

Official Seal
James Mayfield
Notary Public State of Illinois
My Commission Expires 10/23/2018

PROPERTY ADDRESS:
307 Hickory Place, Unit E7
Nashville, TN 37214

PARCEL ID NUMBER: 096 110A 040.00

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Betty Elaine Adair
28 Monaco Ln
Hendersonville TN 37151

STATE OF Tennessee)
COUNTY OF Smith)

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 **$72,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

B E Adair
Affiant

Subscribed and sworn before me this 14 day of January, 2015

Notary Public

Commission expiration: 6/16/15

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY