SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 26 day of January, 2015 by and between DLJ Mortgage Capital, Inc., party of the first part, and Daniel Ketterman and Barbara Ketterman, _____, 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:

Lot 37, Phase III, Section 3, River Glen Planned Unit Development, as shown on plat of record at Instrument No. 20020917-0113232, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Trustee's Deed of record under Instrument Number 20140910-0082679, in the Register's Office of Davidson County, Tennessee.

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 Instrument No. 20020917-0113232; easements of record in Book 7061, Page 196, Book 7296, Page 484 and Book 3961, Page 681; Declaration of Covenants, Conditions and Restrictions of record in Book 7566, Page 571, amended at Instrument No. 20040915-0111299; Declaration of Submission recorded at Instrument No. 20030623-0086315 and re-recorded at Instrument No. 20030728-0105088; Stormwater Detention Agreement of record at Instrument No. 20010816-008874; Order of Possession of record in Book 11030, Page 731; and Master Deed of record in Book 7566, Page 598, 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.

DLJ Mortgage Capital, Inc.

By: Selene Finance, LP, as attorney in fact

By: _____

Printed Name: Dan Shimmin

Title: Senior Vice President

BILL GARRETT, Davidson County
Trans:T20150006417 DEEDWARRSP
Recvd: 01/27/15 09:37 2 pgs
Fees:13.00 Taxes:610.50
20150127-0007577

STATE OF Texas)
COUNTY OF Harris)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Dan Shimmin (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Senior Vice President of Selene Finance, LP, which caused this instrument to be executed on behalf of DLJ Mortgage Capital, Inc., the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of DLJ Mortgage Capital, Inc..

WITNESS my hand, at office, this 29 day of December, 2014.

Notary Public

Commission expiration: _____

JANICE LEDET
My Commission Expires
July 11, 2018

PREPARED BY: + Return to:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
FF101104

PROPERTY ADDRESS:
1213 Alandee Street
Nashville, TN 37214

PARCEL ID NUMBER: 052 13 0B 307.00CO

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Daniel L. Ketterman
1213 Alandee St.
Nashville, TN 37214

STATE OF Tennessee)
COUNTY OF Shelby)

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 **$165,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 20th day of January, 2015 ~~2014~~.

Notary Public

Commission expiration: 4/8/17

ERIN WADLINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY