NEW OWNER:

Village Builders, LLC
309 Church Street
Nashville, TN 37204

SEND TAX BILLS TO:
NEW OWNER

Map 060
Group 03-0
Parcel 085.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN37087
FILE NO: 14-1100

BILL GARRETT, Davidson County
Trans: T20150006799 DEEDWARRSP
Recvd: 01/28/15 09:39 3 pgs
Fees: 18.00 Taxes: 349.65
20150128-0008001

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Four Thousand Five Hundred and 00/100 Dollars ($94,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CSFB TRUST 2004-CF2, CSFB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-CF2** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **VILLAGE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> **Land in the Davidson County, Tennessee, Being Lot No. 106 on the plan of Oak Park, Section One, and of record in Plat Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**
>
> **Said Lot No. 106 fronts 106.02 feet on the northerly side of Oak Park Drive and extends back 164.43 feet on the easterly line and 147.23 feet on the westerly line to a deed line in rear, which is a broken line, measuring 96.32 feet thereon.**
>
> **BEING the same property conveyed to U. S. Bank, NA, as Trustee for the holders of the CSFB Trust 2004-CF2, CSFB Mortgage Pass-Through Certificates, Series 2004-CF2, by Trustees Deed from York Trustee Services, LLC, Substitute Trustee, dated October 3, 2014, and of record in Instrument No. 20141014-0094686, Register's Office for Davidson County, Tennessee. See Also Quitclaim Deed dated January 13, 2010 and of record in Instrument No. 20100113-0003167, Register's Office for Davidson County, Tennessee.**
>
> **This is IMPROVED property known as 147 Oak Park Drive, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and

forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. All improvements on the property are accepted "AS IS" by Grantee. Grantee expressly waives any and all such warranties, whether expressed or implied, including without limitation any warranties regarding hazardous or toxic substances, and the habitability or fitness of the property for any particular use or purpose.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 22 day of December, 2014.

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CSFB TRUST 2004-CF2, CSFB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-CF2

By: James Laux

As: Assistant Secretary
Of Nationstar Mortgage, LLC as Attorney-In-Fact under Power of Attorney recorded in Instrument No. 20150128-0008000, Register's Office for Davidson County, Tennessee.

STATE OF TEXAS
COUNTY OF DENTON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, James Laux as Assistant Secretary of **Nationstar Mortgage, LLC, as Attorney-In-Fact for U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CSFB TRUST 2004-CF2, CSFB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-CF2**, on behalf of the corporation. He/she is personally known to me or who has produced a driver's license as identification.

WITNESS my hand and official seal at office, this 22 day of December, 2014.

NOTARY PUBLIC

My commission expires: 1/18/2017

ANGILIA WALLACE
My Commission Expires
January 18, 2017

****

The actual consideration or value, whichever is greater, for this transfer is **$94,500.00.**

Theresa Winship AFFIANT

Sworn to and subscribed to before me this 22 day of December, 2014.

NOTARY PUBLIC

My commission expires: 1/18/2017

ANGILIA WALLACE
My Commission Expires
January 18, 2017