Davidson County DEEDWARRSP
Recvd: 02/12/15 14:05 6 pgs
Fees:33.00 Taxes:177.23
20150212-0013154

Commitment Number: 3308074
Seller's Loan Number: 7600018187

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:
Rosa Hernandez, 1210 Avondale Cir., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
071-02-0-187.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 10th of February 2015, by and between **GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee**, whose mailing address is **15480 Laguna Canyon Road, Ste. 100, Irvine, CA 92618**, hereinafter grantor, and party of the first part, and **Rosa Hernandez**, hereinafter grantee, party of the second part, whose tax mailing address is **1210 Avondale Cir., Nashville, TN 37207**.

WITNESSETH: That for and in consideration $47,900.00 (Forty Seven Thousand Nine Hundred 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 **1210 Avondale Cir., Nashville, TN 37207**.

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: **Doc#20141027-0098693**

Exhibit A

All that parcel of land in the County of Davidson, State of Tennessee, being known and designated as follows:

Being Lot No. 15 on the Plan of Scruggs, Subdivision of First Avondale, as recorded in Book 161, Page 13, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 50 feet on the northerly side of Stratford Ave and runs back northerly between parallel lines 149 feet to an alley.

Being all and the same property conveyed by Priority Trustee Services of TN, LLC, Substitute Trustee to GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee by deed recorded 10/27/2014 in Document No. 20141027-0098693 of the Davidson County Records.

Executed by the undersigned on February 6, 2015:

GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: Brandee Conrad

Name: ~~Brandee Conrad~~

Its: Assistant Vice President

STATE OF TEXAS

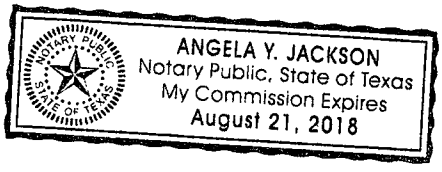
COUNTY OF HARRIS

Before me, Angela Y. Jackson, a Notary Public of said State and County aforesaid, personally appeared Brandee Conrad its Assistant V.P. on behalf of **GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, 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 Assistant V.P of Dakota Asset Services the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Dakota Asset Services Inc., by himself or herself as such AVP,.

Witness my hand and seal, this 6th day of February.

Angela Y Jackson
Notary Public Angela Y. Jackson

My Commission Expires 08/21/2018



OATH OF VALUE

Warranty Deed

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Allegheny)

I, Amy Yope,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $47,900.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yope AS AGENT
AS AGENT

Affiant, Amy Yope, subscribed and sworn before me this 12th day of February, 2015.

Notary Public

My commission expires: _____

NOTARIAL SEAL
KELLIE R BOGOVICH
Notary Public
ALIQUIPPA CITY, BEAVER COUNTY
My Commission Expires Dec 22, 2015

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