Davidson County DEEDWARRSP
Recvd: 04/06/15 08:12 6 pgs
Fees:33.00 Taxes:1332.00
20150406-0029164

Commitment Number: 3246757
Seller's Loan Number: 1011262704

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:
JERRY SMITH and **SHARON SMITH**, 167 ROSA L PARKS BLVD., NASHVILE, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
115 09 0A 012.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th day of March 2015, by and between **OWB REO LLC**, whose mailing address is **2900 ESPERANZA CROSSING, AUSTIN, TX 78758**, hereinafter grantor, and party of the first part, and **JERRY SMITH** and **SHARON SMITH**, hereinafter grantees, party of the second part, whose tax mailing address is **167 ROSA L PARKS BLVD., NASHVILE, TN 37203.**

WITNESSETH: That for and in consideration $360,000.00 (Three Hundred Sixty Thousand Dollars and no 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 **809 SAUSSY CT., NASHVILLE, TN 37205.**

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 grantees forever.

Being the same property conveyed to the part of the first part and recorded at: **20140307-0019297**

Exhibit A

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

Being Lot No. 12 The Woods at West Meade, a Planned Unit Development, of record in Instrument No. 200310270157620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for legal and accurate legal description.

Being the same property as conveyed in Instrument number 20140307-0019297.

Executed by the undersigned on MAR 1 0 2015:

ONEWEST BANK N.A. f/k/a ONEWEST BANK, FSB, by OneWest Bank N.A. its Attorney in Fact

By: _____
Louise Chavez
VP

Name: _____

Its: _____

STATE OF TEXAS
TRAVIS

COUNTY OF _____

Before me, STEPHEN YELVERTON, a Notary Public of said State and County aforesaid, personally appeared Louise Chavez its Vice President on behalf of **ONEWEST BANK N.A. f/k/a ONEWEST BANK, FSB, by OneWest Bank N.A. its 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 Vice President of OneWest Bank the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such VP, executed the foregoing instrument for the purpose therein contained, by signing the name of Louise Chavez VP Inc., by himself or herself as such Vice President,.

Witness my hand and seal, this ____ day of MAR 1 0 2015.

STEPHEN YELVERTON
Notary Public

My Commission Expires _____

STEPHEN YELVERTON
Notary Public
STATE OF TEXAS
My Comm. Exp. August 24, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of _____
County of TEXAS
TRAVIS

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 $360000.00 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 _____ day of MAR 1 0 2015, 20_____.

_____
Affiant Louise Chavez VP

_____
Print Name

(Seal) STEPHEN YELVERTON
Notary Public
STATE OF TEXAS
My Comm. Exp. August 24, 2017

_____
Notary Public

My commission expires:

_____

STEPHENYELVERTON
_____
Print Name

CTIC# _____

True Copy Certification

I, Cassie Lovvorn, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017

