THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

Send Tax Bills To:
Bianca Reid
102 Dover Court
Goodlettsville, TN 37072

Map & Parcel No:
026-07-140.00

File No: LB187006474

BILL GARRETT, Davidson County
Trans:T20150026611 DEEDWARRSP
Recvd: 04/09/15 13:13 4 pgs
Fees:23.00 Taxes:588.30
20150409-0031352

Tennessee special

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of March, 2015, by and between **GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee**, party of the first part, and **Bianca Monet Reid, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FIFTY NINE THOUSAND AND 00/100 DOLLARS ($159,000.00)**, 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, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Windsor Green, Phase II, Section 1, of record in Plat Book 6250, Page 989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, by Substitute Trustee's Deed dated December 18, 2014, of record in Instrument No. 20141226-0117807, in the Register's Office of Davidson County, Tennessee.

GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, has duly appointed Rushmore Loan Management Services, LLC, as its Attorney-in-Fact pursuant to a Limited Power of Attorney dated 12-27-13 **and recorded on** 04-09-15, **in Instrument No.** 20150409-0031351 **in the Register's Office of Davidson County, Tennessee.**

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

AND the party of the first part covenants with the party of the second part, that the party of the first part has done nothing to impair such title as the party of the

first part received, and the party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through the party of the first part, except for the exceptions hereinafter stated.

Title to the property hereinabove described is specifically conveyed subject to the following exceptions: (a) the lien of ad valorem real property taxes and assessments for the current year and for subsequent years; (b) all easements, covenants, conditions, restrictions, and other agreements of record encumbering the property hereby conveyed and any created or conveyed by the party of the first part; (c) all matters which would be disclosed by a current, accurate on the ground survey, of the property hereby conveyed; and (d) zoning, land use and building laws, regulations and ordinances affecting the property hereby conveyed.

The property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and the party of the first part has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality or condition of the property hereinabove described, (b) the suitability of the property hereinabove described for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property hereinabove described, or (d) any other matter with respect to the property except as to warranties of title as set forth herein.

The party of the second part hereby accepts the condition of the property hereinabove described AS IS, WHERE IS, with all faults.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee

By: Brandee Conrad

By: Brandee Conrad, in his/her capacity as ~~Authorized Signer~~ AVP for **Rushmore Loan Management Services, LLC, its Attorney in Fact**

Title: AVP

STATE OF Texas
COUNTY OF: Harris

Before me, a Notary Public in and for said State and County aforesaid, personally appeared, Brandee Conrad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the AVP for **Rushmore Loan Management Services, LLC, Attorney in Fact for and on behalf of GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee**, the within named bargainor, and that he/she as such AVP, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his/her name as such AVP.

WITNESS my hand and Official Seal at office this 20th day of March, **2015**.

Angela Y Jackson
Notary Public Angela Y. Jackson

My Commission Expires: 8/21/2018

ANGELA Y. JACKSON
Notary Public, State of Texas
My Commission Expires
August 21, 2018

STATE OF Texas
COUNTY OF: Harris

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 **$159,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brandee Conrad
Affiant

Subscribed and sworn to before me, this the 20th day of March, 2015.

Angela Y Jackson
Notary Public Angela Y. Jackson

My Commission Expires: 8/21/2015

Property address:
102 Dover Court
Goodlettsville, TN 37072

ANGELA Y. JACKSON
Notary Public, State of Texas
My Commission Expires
August 21, 2018