BILL GARRETT, Davidson County
Trans:T20150042828 DEEDWARRSP
Recvd: 06/02/15 10:30 5 pgs
Fees:28.00 Taxes:621.60
20150602-0050970

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Commitment Number: 150077447
Seller's Loan Number: 1059991

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:
JOSE LEONARDO SANCHEZ, 504 Club Parkway, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
128 14 0 199.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the MAY 0 1 2015, 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 **JOSE LEONARDO SANCHEZ**, hereinafter grantee, party of the second part, whose tax mailing address is **504 Club Parkway, Nashville, TN 37221**.

WITNESSETH: That for and in consideration $168,000.00 (One Hundred Sixty Eight Thousand 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 **7300 Coronado Court, Nashville, TN 37221**.

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: **20150406-0029220**

Executed by the undersigned on MAY 0 1 2015, 2015:

OWB REO LLC

By: _____

Name: Louise Chavez VP

Its: _____

STATE OF TEXAS
TRAVIS
COUNTY OF _____

Before me, STEPHEN YELVERTON, a Notary Public of said State and County aforesaid, personally appeared Louise Chavez VP its Vice President on behalf of **OWB REO LLC** 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 OWB REO LLC the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that ~~he~~ or she as such Vice President, 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 MAY 0 1 2015.

_____ STEPHEN YELVERTON
Notary Public

My Commission Expires 8-24-17.

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

Exhibit A

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 146, ON THE PLAN OF SECTION FOUR, HARPETH PARK, OF RECORD IN PLAT BOOK 4300, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF. SAID LOT NO. 146 FRONTS 36.22 FEET ON A CURVE ON CORONADO COURT IN A NORTHERLY DIRECTION; THENCE RUNNING BACK 328.24 FEET ON THE EAST SIDE LINE AND 376.69 FEET ON THE WEST SIDE LINE AND MEASURES 279.12 FEET ACROSS THE REAR LOT LINE.

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

State of TEXAS
County of 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 $168000.00 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 MAY 01 2015, 20_____.

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

_____
Affiant

Louise Chavez
VP

_____
Print Name

(Seal)

_____
Notary Public

My commission expires:

8-24-17

STEPHEN YELVERTON

_____
Print Name

CTIC# _____