Davidson County DEEDWARRSP
Recvd: 06/04/15 13:32 7 pgs
Fees:38.00 Taxes:773.30
20150604-0052379

Commitment Number: 3271069
Seller's Loan Number: 7600015939

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:
ZULY ZABALA GUZMAN AND LEONARDO RIZ GALINDO, 8033 SETTLERS WAY, NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126-15-0A-067.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16th of December, 2014, by and between **CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF RBSHD 2013-1 TRUST**, whose mailing address is **15480 LAGUNA CANYON RD., STE. 100, IRVINE, CA 92618**, hereinafter grantor, and party of the first part, for $209,000.00 (Two Hundred Nine Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **ZULY ZABALA GUZMAN AND LEONARDO RUIZ GALINDO, HUSBAND AND WIFE**, hereinafter grantee, party of the second part, whose tax mailing address is **8033 SETTLERS WAY, NASHVILLE, TN 37221**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $209,000.00 (Two Hundred Nine 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 **8033 SETTLERS WAY, 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: **20140701-0057633**

Exhibit A

All that certain parcel of land situated in the County of DAVIDSON and State of TENNESSEE being known and designated as follows: Being Lot No. 279 on the Plan of Boone Trace at Biltmore, Phase I, a Planned Unit Development, as of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property as conveyed from PATRICK CUCUZZA, AN UNMARRIED PERSON to CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF RBSHD 2013-1 TRUST, as described in INST# 20140701-0057633, Recorded 07/01/2014.

Executed by the undersigned on December 16, 2014:

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF RBSHD 2013-1 TRUST, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: Brandee Conrad

Name: Brandee Conrad
Assistant Vice President

Its: _____

STATE OF Texas

COUNTY OF Harris

Before me, Korie Lyn Gilmore, a Notary Public of said State and County aforesaid, personally appeared Brandee Conrad its Assistant V.P. on behalf of **CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF RBSHD 2013-1 TRUST, 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 _____ of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he or she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself or herself as such _____,.

Witness my hand and seal, this 16 day of December 2014

_____
Notary Public

My Commission Expires_____

KORIE LYN GILMORE NOTARY PUBLIC STATE OF TEXAS EXPIRES 09-19-2015

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 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 $209,000 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 16 day of December, 2014.

Brandee Conrad
Affiant

Brandee Conrad
Assistant Vice President

Rushmore Loan Management Services LLC
Its appointed Attorney In Fact

Print Name

(Seal)

KORIE LYN GILMORE
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
09-19-2015

Notary Public

My commission expires:

_____

_____
Print Name

CTIC# _____

Tennessee Housing Development Agency (THDA)

Seller Affidavit

I/we, the undersigned, to induce Tennessee Housing Development Agency to approve a loan to finance the purchase of property located at 8033 Settlers Way, Nashville, TN 37221 (property address), Tennessee (the "Residence"), hereby affirm that the total amount I/we are to be paid for the Residence, including the land, improvements, attached items such as floor covering, curtain rods and light fixtures, and any services and/or additions required to complete the Residence, is $ 209,000.

I/we do hereby declare, swear and affirm, under penalty of perjury, that the statements in this Affidavit are true and correct.

Name: Brandee Conrad Brandee Conrad Assistant Vice President Date: 12/16/14
Seller

Name: Rushmore Loan Management Services LLC Its appointed Attorney In Fact Date: _____
Seller

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF Harris)

Before me, Korie Lyn Gilmore, a Notary Public of the state and county mentioned, personally appeared Brandee Conrad and _____, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 16 day of December, 2014

Notary Public

My Commission Expires: _____

KORIE LYN GILMORE NOTARY PUBLIC STATE OF TEXAS EXPIRES 09-19-2015

HO-0451 (09/99)

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