**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 24th day of July, 2015 by and between Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-13, party of the first part, and ~~MUPR XXXXXXXX~~ *MUPR 3 ASSETS, LLC party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), 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**, Tennessee:

Lot 133, Phase 2, Villages of Long Hunter P.U.D., as shown on plat of record at Instrument No. 20020515-0059732 in the Register's Office for Davidson County, Tennessee to which map specific reference is hereby made for a more particular description.

This being the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument No. 20150729-0074823 in the Register's Office of Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for the following, to-wit:

Subdivision restrictions, building lines, easements and other matters of record including in Easements of record at in Book 4446, Page 423; Book 4535, Page 351; Book 8197, Page 288, Book 9661, Page 919 and Instrument Nos. 20000906-0088272; 20000906-0088271; 20001030-0107415 and 20020718-0086411; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20010531-0056382 and amended at Instrument No. 20031111-0164945; Charter of record at Instrument No. 20010531-0056381 and By-Laws of record at Instrument No. 20041022-0127537, all in the Register's Office of **Davidson** County, Tennessee; year 2015 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto party of the first part warrants and will forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise. Party of the first makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-13
By: Selene Finance, LP, as attorney in fact

By: _____
Printed Name: Jason Burr
Title: Assistant Vice President

Davidson County DEEDWARRSP
Recvd: 07/29/15 13:59 3 pgs
Fees:18.00 Taxes:525.77
20150729-0074824

STATE OF Texas )
COUNTY OF Harris )

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Jason Burr, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Assistant Vice President of Selene Finance, LP, which caused this instrument to be executed on behalf of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-13, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-13.

**WITNESS** my hand, at office, this 14th day of July, 2015.

Notary Public Jaimee Cook

Commission expiration: 1/30/2016

JAIMEE COOK
Notary Public
STATE OF TEXAS
My Comm. Exp. 01/30/2016

**PREPARED BY:**
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
F327758

**PROPERTY ADDRESS:**
1736 Londonview Place
Antioch, TN 37013

**PARCEL ID NUMBER: 151-10-0A-164.00**

**PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:**
MUPR 3 ASSETS, LLC
8300 N. Mopac Expressway, #200
Austin, TX 78759

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 ~~XXXXXXXXX~~ which amount is equal to or greater than the property transferred would command at a fair and voluntary sale. *$142,100.00

Affiant Jason Burr Assistant Vice President

Subscribed and sworn before me this 14th day of July, 2015.

Notary Public Jaimee Cook

Commission expiration: 1/30/2016

JAIMEE COOK
Notary Public
STATE OF TEXAS
My Comm. Exp. 01/30/2016

I, Timothy D. Wardlow, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Christina Boatwright, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

CHRISTINA BOATWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES: **My Commission Expires: September 21, 2015**

Notary's Seal (If on paper)