This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041504314

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantor or Agent of Grantor

Subscribed and sworn to before me this 31st day of July, 2015.

Notary Public
My Commission Expires: 7-3-2017
(SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Ronis Rios Zepeda	Summit Funding Inc.	164 08 0A 003.00
3512 Grace Falls Drive	2241 Harvard Street. Suite 200	
Antioch, TN 37013	Sacramento, CA 95815	

BILL GARRETT, Davidson County
Trans:T20150063460 DEEDWARRSP
Recvd: 08/03/15 10:17 2 pgs
Fees:13.00 Taxes:555.00
20150803-0076250

SPECIAL WARRANTY DEED
(Corporation)

U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, by virtue of the authority granted in a power of attorney filed for record at 20150511-0042870, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Ronis Rios Zepeda, a married man, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot No. 204 in the Final Plat, Section One, of Hallmark Subdivision, a cluster lot, of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Grantor in Quitclaim Deed, as filed at Instrument Number 20150803-0076249 in the Register's Office of Davidson County.

Commonly known as: 3512 Grace Falls Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 18 day of June, 2015.

U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee
by Specialized Loan Servicing, LLC as its authorized Attorney in Fact

BY: _____

ITS: Scott P. Keeter, Vice President
Specialized Loan Servicing LLC Attorney in Fact

Certificate of Acknowledgment

State of COLORADO

County of DOUGLAS)ss.

Personally appeared before me, the undersigned Notary Public, Scott P. Keeter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VP of the Attorney-In-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 18 day of June, 2015.

_____
Notary Public

STEPHEN J. MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154011058
MY COMMISSION EXPIRES 03/18/2019

My commission expires:

_____
(Seal)