BILL GARRETT, Davidson County
Trans:T20150080155 DEEDWARRSP
Recvd: 09/21/15 12:40 5 pgs
Fees:28.00 Taxes:1073.00
20150921-0095697

Commitment Number: 3271643
Seller's Loan Number: 7600026961

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
DAMIEN SHOEMAKE, A married man, 406 LOUVIERS LN, OLD HICKORY, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
054 14 0 083.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the September 17, 2015, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2013-NPL1**, whose mailing address is **15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**, hereinafter grantor, and party of the first part, for $290,000.00 (Two Hundred Ninety Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **DAMIEN W. SHOEMAKE and ANDREA SHOEMAKE, Husband and Wife**, hereinafter grantee, party of the second part, whose tax mailing address is **406 LOUVIERS LN, OLD HICKORY, TN 37138**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $290,000.00 (Two Hundred Ninety Five 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 **406 LOUVIERS LN., OLD HICKORY, TN 37138**.

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.

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20140611-005737 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 054 14 0 083.00

Executed by the undersigned on September 17 2015:

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2013-NPL1, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: Brandee Conrad

Printed Name: ~~Brandee Conrad~~ Assistant Vice President

Its: _____

STATE OF Texas

COUNTY OF Harris

Before me, Angela Y. Jackson, a Notary Public of said State and County aforesaid, personally appeared Brandee Conrad its AVP on behalf of **WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2013-NPL1, 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 AVP of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he or she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself or herself as such AVP,.

Witness my hand and seal, this 17th day of September, 2015.

Angela Y Jackson

Notary Public Angela Y. Jackson

My Commission Expires 08-21-2018

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

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as follows: Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Section 14, Brandywine Farms, as shown by plat appearing of record in Plat Book 4660, page 112, of the Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Being the same property as conveyed from PRIORITY TRUSTEE SERVICES OF TN, LLC to WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2013-NPL1, as described in Doc# 20140611-0050737, Recorded 06/11/2014 in Davidson County Records.

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 $290,000 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 17 day of September, 2015.

Brandee Conrad
Affiant

Brandee Conrad
Assistant Vice President
Print Name

Rushmore Loan Management Services LLC
Its appointed Attorney In Fact

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

Angela Y. Jackson
Notary Public

My commission expires:
08-21-2018

Angela Y. Jackson
Print Name

CTIC# _____