Davidson County DEEDWARRSP
Recvd: 10/08/15 14:44 6 pgs
Fees:33.00 Taxes:797.35
20151008-0102903

Commitment Number: 3297890
Loan Number: 7600014092

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:
TAMMY WOLCOTT and PATRICK HOWELL
504 FAIRHAVEN CT., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161-10-0-B09-40-0CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the September 21st, 2015, by and between **GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee**, whose mailing address is **15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618**, hereinafter grantor, and party of the first part, for $215,500.00 (Two Hundred Fifteen Thousand Five Hundred Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **PATRICK BUCHANAN HOWELL JR AND TAMMY WOLCOTT, HUSBAND AND WIFE**, hereinafter grantees, party of the second part, whose tax mailing address is **504 FAIRHAVEN CT., NASHVILLE, TN 37211**, the real property described in the **Attached Exhibit A:** .

WITNESSETH: That for and in consideration $215,500.00 (Two Hundred Fifteen Thousand Five Hundred 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 **504 FAIRHAVEN CT., NASHVILLE, TN 37211**.

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 grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein conveyed from Wilson & Associates, PLLC to GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee was recorded at Instrument: 20141006-0092076 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 161-10-0-B09-40-0CO

Exhibit A

All that certain parcel of land situated in County of Davidson, State of Tennessee, being known and designated as : LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 285 ON THE PLAN OF VILLAGES OF BRENTWOOD, SECOND REVISION, PHASE SIX, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6900, PAGE 316, AND AS AMENDED IN BOOK 9177, PAGE 451, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. Being the same property as conveyed from Wilson & Associates, PLLC to GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee, as described in Inst# 20141006-0092076, Recorded 10/06/2014.

Executed by the undersigned on September 21, 2015:

GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee, 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 **GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee, 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 21st 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

Maximum principal indebtedness for Tennessee recording tax purposes is $215,500.
(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 $215,500 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 21 day of September, 2015.

Brandee Conrad
Affiant

Brandee Conrad
Assistant Vice President
Print Name

Rushmore Loan Management Services LLC
Its appointed Attorney In Fact

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

Angela Y. Jackson
Notary Public

My commission expires:

08-21-2018

Angela Y. Jackson
Print Name

CTIC# 3297890

True Copy Certification

I, Lisa Williams, 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.

Lisa Williams
Signature

State of PA

County of Allegheny

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

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES