Davidson County DEEDWARRSP
Recvd: 10/09/15 08:38 6 pgs
Fees:33.00 Taxes:795.50
20151009-0102969

Commitment Number: 3341680
Seller's Loan Number: 7600041840

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:
John Garrett III and **Uquay Garrett**, 7048 Calderwood Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 181030A14000CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the June 19, 2015, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT**, whose mailing address is **15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618**, hereinafter grantor, and party of the first part, and **John Garrett III** and **Uquay Garrett**, hereinafter grantees, party of the second part, whose tax mailing address is **7048 Calderwood Dr., Antioch, TN 37013**.

WITNESSETH: That for and in consideration $215,000.00 (Two Hundred Fifteen 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 **7048 Calderwood Dr., Antioch, TN 37013**.

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.

Being the same property conveyed to the part of the first part and recorded at: **20150218-0014096**

Exhibit A

All that certain parcel of land situated in County of Davidson, State of Tennessee, being known and designated as :

BEING LOT NO. 140 ON THE PLAN OF SECTION FOUR, INDIAN CREEK ESTATES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 11700, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property as conveyed from MELODIE J. THIGPEN, AN UNMARRIED PERSON to WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT, as described in INST# 20150218-0014096, Recorded 02/18/2015, in DAVIDSON County Records.

Executed by the undersigned on June 19, 2015:

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: Brandee Conrad

Name: Brandee Conrad

Its: Assistant Vice President

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 TRUSTEE FOR BCAT 2014-4TT, 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 19th day of June 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

OATH OF VALUE

Warranty Deed

STATE OF TENNESSEE PA
COUNTY OF Allegheny)

I, Amy Yope,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $215,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yope

Affiant, Amy Yope, subscribed and sworn before me this 1 day of July, 2015.

Notary Public

My commission expires: 11.16.16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Mayer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Nov. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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