Davidson County DEEDWARRSP
Recvd: 10/13/15 10:41 6 pgs
Fees:33.00 Taxes:286.75
20151013-0103990

Commitment Number: 3382502
Loan Number: 7600041821

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:
LAURA PRESNELL, 1010 Granada Ct., Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108 03 0A 045.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the September 23, 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 **LAURA PRESNELL, a (an) single person**, hereinafter grantee, party of the second part, whose tax mailing address is **923 Patio Dr, Nashville, TN 37214**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $77,500.00 (Seventy Seven 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 **923 PATIO DR, NASHVILLE, TN 37214.**

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 recorded at 20150727-0073736 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 108 03 0A 045.00

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: BEING UNIT NO. 45, LOT 27, ON THE-PLAN OF PHASE TWO, CONDOMINIUM SITE PLAN, SECTION THREE, PATIO VILLA, OF RECORD IN PLAT BOOK 5200, PAGE 495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property as conveyed from Robert M. Wilson, Jr., 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 Instrument 20150727-0073736 , Dated 07/21/2015, Recorded 07/27/2015 in DAVIDSON County Records.

Executed by the undersigned on September 23 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

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 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 _____, 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 23rd 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

OATH OF VALUE

Warranty Deed

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Allegheny)

I, Amy Yoge,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 77,500.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yoge

Affiant, Amy Yoge, subscribed and sworn before me this 30th day of September, 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019

Notary Public

My commission expires: May 6 2019

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