BILL GARRETT, Davidson County
Trans:T20150091013 DEEDWARRSP
Recvd: 10/26/15 14:26 3 pgs
Fees:18.00 Taxes:455.10
20151026-0108726

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of October, 2015, by and between U. S. Bank National Association, not in its individual capacity but solely as Trustee of SW REO Trust 2014-1, party of the first part, and Sehien A. Mekuria and Shimelis Mesfin, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the County of **Davidson**, Tennessee:

The Following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being all of Unit No. 320, as shown on the plan of Hamilton Crossings Townhomes, Phase III, filed as Exhibit A-2 to, and established by the Declaration of record in Instrument No. 20040212-0016945 as amended in Instruments 20040226-0022076, 20050310-0026734 and 20060206-0014793, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said declaration, reference to which is hereby made for a more complete detailed description.

This being the same property conveyed to Grantor by Trustee's Deed of record at Instrument No. 20150706-0064586, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee and Declaration of Covenants, Conditions and Restrictions of record under Instrument No. 20040212-0016945 amended under Instrument Nos. 20040226-0022076, 20050310-0026734, 20050701-0075731 and 20060206-0014793; Stormwater Retention Agreement of record under Instrument No. 20030731-0108672; and By-Laws of record under Instrument No. 20040212-0016946; all in said Register's Office; year 2015 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

U. S. Bank National Association, not in its individual capacity but solely as Trustee of SW REO Trust 2014-1
By: Green River Capital, LLC, Attorney in Fact

By: _____
Printed Name: _____
Title: _____

AVIVA BUSH, VICE PRESIDENT

STATE OF UTAH
COUNTY OF SALT LAKE

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared AVIVA BUSH, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the VICE PRESIDENT of Green River Capital, LLC, a limited liability company, which caused this instrument to be executed on behalf of U. S. Bank National Association, not in its individual capacity but solely as Trustee of SW REO Trust 2014-1, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of U. S. Bank National Association, not in its individual capacity but solely as Trustee of SW REO Trust 2014-1.

WITNESS my hand, at office, this 14th day of September, 2015.

Candice Nelson
Notary Public

Commission Expiration: 8/20/2018

CANDICE NELSON
Notary Public State of Utah
My Commission Expires on:
August 20, 2018
Comm Number: 678999

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
F3392954

PROPERTY ADDRESS:
3001 Hamilton Church Road, Unit 320
Antioch, TN 37013

PARCEL ID NUMBER: 163-04-0A-032.00C0

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Sehien A. Mekuria and Shimelis Mesfin
3001 Hamilton Church Rd., Unit 320
Antioch, TN 37013

State of Tennessee
County of Shelby

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 **$123,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 20th day of October, 2015.

ERIN WADLINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Notary Public

Commission expiration: 4/8/17