THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
1717 Alliant Avenue, Suite 5
Louisville, KY 40299

owner ent
Send Tax Bills To:
Eleazar Romero
~~7161 Old Harding Pike~~ 7005 Lexington Point Dr.
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20150091318 DEEDWARRSP
Recvd: 10/27/15 09:50 4 pgs
Fees:23.00 Taxes:777.00
20151027-0109097

Map & Parcel No:
142-11-0-002.00

File No: LB187006494

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 17 day of September, 20 15, by and between **GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee,** party of the first part, and **Eleazar Romero and wife, Irma Romero,** party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($210,000.00)**, 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, State of Tennessee:

Being Lot Number 55 on the Plan of Valley West, Section One, as shown by plat of record in Plat Book 3500, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee, by Trustee's Deed dated December 24, 2014, of record in Instrument No. 20150112-0002727, in the Register's Office for Davidson County, Tennessee.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

AND the party of the first part covenants with the party of the second part, that the party of the first part has done nothing to impair such title as the party of the first part received, and the party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through the party of the first part, except for the exceptions hereinafter stated.

Title to the property hereinabove described is specifically conveyed subject to the following exceptions: (a) the lien of ad valorem real property taxes and assessments for the current year and for subsequent years; (b) all easements, covenants, conditions, restrictions, and other agreements of record encumbering the property hereby conveyed and any created or conveyed by the party of the first part; (c) all matters which would be disclosed by a current, accurate on the ground survey, of the property hereby conveyed; and (d) zoning, land use and building laws, regulations and ordinances affecting the property hereby conveyed.

The property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and the party of the first part has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality or condition of the property hereinabove described, (b) the suitability of the property hereinabove described for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property hereinabove described, or (d) any other matter with respect to the property except as to warranties of title as set forth herein.

The party of the second part hereby accepts the condition of the property hereinabove described AS IS, WHERE IS, with all faults.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee, by Rushmore Loan Management Services, LLC, its Attorney in Fact

By: Brandee Conrad **(Signature)**

By: Brandee Conrad **(Printed Name)**
Assistant Vice President

Its: _____ **(Title)**

STATE OF Texas
COUNTY OF: Harris

Before me, a Notary Public in and for said State and County aforesaid, personally appeared Brandee Conrad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the AVP of **Rushmore Loan Management Services, LLC, Attorney in Fact for and on behalf of GMAT Legal Title Trust 2013-1, U.S. Bank, National Association, as Legal Title Trustee,** the within named bargainor, and that he/she as such AVP, being authorized to do so, executed the foregoing instrument for the purposes therein contained by personally signing his/her name as such AVP.

WITNESS my hand and Official Seal at office this 17th day of September 17, 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

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 **$210,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brandee Conrad

Affiant Brandee Conrad
Assistant Vice President

Subscribed and sworn to before me, this the 17th day of September, 2015.

Angela Y Jackson

Notary Public Angela Y. Jackson

My Commission Expires: 08-21-2018

Property address:
7161 Old Harding Pike
Nashville, TN 37221

NOTARY PUBLIC STATE OF TEXAS
ANGELA Y. JACKSON
Notary Public, State of Texas
My Commission Expires
August 21, 2018