Davidson County DEEDWARRSP
Recvd: 02/02/16 11:38 6 pgs
Fees:33.00 Taxes:318.94
20160202-0010070

Commitment Number: 3392042
Seller's Loan Number: 8250278826

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:**
**LRW HOLDINGS LLC,** 122 General's Retreat Place, Franklin, TN 37064

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**163050B09000CO**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th of January, 2016, by and between **U.S. Bank National Association, Successor by Merger to U.S. Bank National Association, N.D.**, whose mailing address is **200 S. 6TH ST. EP-MN-L22R MINNEAPOLIS, MN 55402**, hereinafter grantor, and party of the first part, and **LRW HOLDINGS LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **5170 HICKORY HOLLOW PKWY UNIT 236, ANTIOCH, TN 37013-3059**.

WITNESSETH: That for and in consideration $86,200.00 (Eighty Six Thousand Two 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 **5170 HICKORY HOLLOW PKWY UNIT 236, ANTIOCH, TN 37013-3059**.

1670B

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 was a 20150910-0091788 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 163050B09000CO

## Exhibit A

**All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as follows: Being Lot No. 90 on the Plan of Mill Park, Section One, Phase II, (formerly Hickory Hollow Townhomes) a Horizontal Property Regime (Private Element) of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Kawanis Y. Huggins, unmarried by Warranty Deed from NVR, Inc., T/A Ryan Homes, A Virginia Corporation, dated 8/2/02 and filed for record in Instrument 20020806-0094719, Register's Office for Davidson County, Tennessee. The address of this property is known as 5170 Hickory Hollow Parkway, #236, Antioch, TN 37013.**

Executed by the undersigned on January 13, 2016:

**U.S. Bank National Association, Successor by Merger to U.S. Bank National Association, N.D.**

**By:** Deborah F. Brant

**Name:** Deborah F. Brant

**Its:** REO Manager

STATE OF Minnesota

COUNTY OF Hennepin

Before me, Cindy Chamberlain, a Notary Public of said State and County aforesaid, personally appeared Deborah F. Brant its REO Manager on behalf of **U.S. Bank National Association, Successor by Merger to U.S. Bank National Association, N.D.** 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 Deborah F. Brant of U.S. Bank National Association the within named Grantor, Party of the First Part and Bargainor, a N/A corporation, and that he or she as such N/A, executed the foregoing instrument for the purpose therein contained, by signing the name of N/A Inc., by himself or herself as such N/A,.

Witness my hand and seal, this 13th day of January, 2016.

Cindy Chamberlain

Notary Public

My Commission Expires 1-31-2020

CYNTHIA JOAN CHAMBERLAIN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2020

Maximum principal indebtedness for Tennessee recording tax purposes is 86,200.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Williamson

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 $86,200.00 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 27th day of January, 2016.

Beth Besch
Affiant

Beth Besch
Print Name

(Seal)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Elizabeth J. Barnes
Notary Public

My commission expires:

1-26-19

Elizabeth J. Barnes
Print Name

CTIC# _____

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

