THIS INSTRUMENT PREPARED BY & RETURN TO:
Brock & Scott, PLLC
4360 Chamblee Dunwoody Rd.
Suite 310
Atlanta, GA 30341
609 Dorshire Ln,
Nashville, TN 37221
File # 201510-0183TN

Davidson County DEEDWARRSP
Recvd: 02/16/16 12:23 3 pgs
Fees:18.00 Taxes:1184.00
20160216-0014356

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on December 18, 2015, by and between:

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, party of the first part, and,

Samuel T. Garner and Anabel M. Garner, as Joint Tenants with Right of Survivorship, party of the second part located at

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 pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24, ON THE PLAN OF DEVON PARK, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200. PAGES 670, 671 AND 672 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. BEING THE SAME PROPERTY CONVEYED FROM W. OWEN HARTNESS AND DEBORAH A. HARTNESS, HUSBAND AND WIFE, TO JAMES B. THOMAS AND CHRISTINE C. THOMAS, HUSBAND AND WIFE, BY DEED RECORDED 1/19/1996, IN BOOK 9922, AT PAGE 266, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by Substitute Trustee's Deed dated 08/21/2015 at Instrument # 20150831-0087664 in the Register's Office for Davidson, Tennessee.

Property Address: 609 Dorshire Ln, Nashville, TN 37221
Parcel ID: 142160A02400CO

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereaditaments 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 word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day and year first above written.

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust
By: Caliber Home Loans Inc, as Attorney in Fact
BY: _____
PRINTED NAME: Justin Boyd Authorized Signatory
Authorized Signatory
Pursuant to the Power of Attorney recorded in Hamilton County, TN, Instrument# 2015060800273, Book 10487, Page 298

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Boyd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the Maker, or a constituent of the Maker, and is authorized by the Maker, or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 15 day of Dec, 2015.

NOTARY PUBLIC STATE OF TEXAS
O HODGES
My Commission Expires
February 11, 2019

_____
Notary Public

My Commission expires:
_____

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

I, or we, 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 $$320,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 15 day of Dec, 2015.

NOTARY PUBLIC STATE OF TEXAS
O HODGES
My Commission Expires
February 11, 2019

_____
Notary Public

My Commission Expires: _____

Property Owner & Address:
Samuel T. Garner and Anabel M. Garner
609 Dorshire Ln
Nashville, TN 37221

Send Taxes to:
Samuel T. Garner and Anabel M. Garner
609 Dorshire Ln
Nashville, TN 37221

TRUE COPY CERTIFICATION

I, Patrick Taggart, 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 the law.

Signature

State of Georgia

County of DeKalb

Personally appeared before me, Loan Cao a notary public for county and state, Patrick Taggart, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/10/2019
Notary Seal

