BILL GARRETT, Davidson County
Trans:T20160017240 DEEDWARRSP
Recvd: 03/02/16 13:09 2 pgs
Fees:13.00 Taxes:1202.50

20160302-0019998

This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041501741

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 $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 1st day of March, 2016.

Notary Public
My Commission Expires: 2-3-2017
(SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Steven Hanson and Paulette Hanson	Steven Hanson and Paulette Hanson	054 14 0 007.00
305 Louviers Lane	837 Gale Lane	
Old Hickory, TN 37138	Nashville, TN 37204	

SPECIAL WARRANTY DEED
(Corporation)

Residential Credit Opportunities Trust, by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Steven Hanson and Paulette Hanson, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Brandywine Farms, Section II, as of record in Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantee in Trustee's Deed, as filed at Instrument Number 20150320-0024127 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 305 Louviers Lane, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 11th day of February, 2016.

Residential Credit Opportunities Trust by
Green River Capital, LLC as its authorized
Attorney in Fact

BY: _____

ITS: AVIVA BUSH, VICE PRESIDENT

Certificate of Acknowledgment

State of Utah

County of SaltLake)ss.

Personally appeared before me, the undersigned Notary Public, Aviva Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President of the Attorney-in-Fact 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 and official seal, at office this 11th day of February, 2016

_____
Notary Public

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

My commission expires:

_____
(Seal)