B0436

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of March, 2016, by and between U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, party of the first part, and Bernice F. Cartwright, 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 situated in the County of Davidson in the State of Tennessee:

Beginning at a spike in the center of Baker Station Road, at the Southeast corner of a 3.25 acre tract of land belonging to Lawrence N. Burnett; thence along Burnett's South line South 63 degrees 30 minutes West 285 feet to a stake; thence South 73 degrees 50 minutes West 140 feet to a point; thence South 26 degrees 30 minutes East 175 feet to a point; thence North 63 degrees 30 minutes East 425 feet to the center of Baker Station Road; thence North 30 degrees West along the center of the road 150 feet to the beginning.

This being the same property conveyed to Grantor by Substitute Trustee's Deed of record at Instrument No. 20150824-0085089 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 including in the Register's Office of **Davidson** County, Tennessee; year 2016 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.

BILL GARRETT, Davidson County
Trans:T20160018553 DEEDWARRSP
Recvd: 03/07/16 14:18 3 pgs
Fees:18.00 Taxes:425.50
20160307-0021700

WITNESS the signature of the said party of the first part 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., Attorney in Fact

By: _____
Printed Name: Odette Hodges
Title: Authorized Signatory

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Odette Hodges, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory of Caliber Home Loans, Inc., a corporation, which caused this instrument to be executed on behalf of U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, 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 Trust, N.A., as Trustee for LSF9 Master Participation Trust.

WITNESS my hand, at office, this 19 day of March, 2016.

_____
Notary Public

Commission Expiration: _____

CONNIE WHITE
Notary Public, State of Texas
Comm. Expires 11-25-2019
Notary ID 130452026

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
F3416152

PROPERTY ADDRESS:
2370 Baker Road
Goodlettsville, TN 37072-9550

PARCEL ID NUMBER: 006-00-025.02

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Bernice F. Cartwright
210 Old Brick Church Pike
Goodlettsville, TN 37072

State of Tennessee
County of DAVIDSON

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 **$115,000.00** 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 7th day of March, 2016.

Notary Public

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

Commission expiration: 1-9-2018