BILL GARRETT, Davidson County
Trans:T20160032979 DEEDWARRSP
Recvd: 04/21/16 15:13 4 pgs
Fees:23.00 Taxes:492.10
20160421-0038969

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of April, 2016, by and between NRZ REO Inventory Corp., a National Association, party of the first part, and Brittany Maynard, 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 land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being Lot Number 95 on the plan of a horizontal property regime (private element) Phase 3, Smith Springs Townhomes of record in Instrument Number 20020926-0117439, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Grantor by Special Warranty Deed of record at Instrument No. 20160125-0006933, 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 all matters as set forth in **Exhibit "A"** attached hereto 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.

This deed is prepared with information provided by ValuAmerica, Inc. Preparer makes no representation with regard to the title.

WITNESS the signature of the said party of the first part the day and year first above written.

NRZ REO Inventory Corp., a National Association

By: Green River Capital LC, as Attorney-in-Fact

By: _____

Printed Name: ~~AVIVA BUSH, VICE PRESIDENT~~

Title: _____

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared AVIVA BUSH, VICE PRESIDENT (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of Green River Capital LC, which caused this instrument to be executed on behalf of NRZ REO Inventory Corp., a National Association, 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 NRZ REO Inventory Corp., a National Association.

WITNESS my hand, at office, this 8 day of April, 2016.

_____
Notary Public
CANDICE NELSON

Commission Expiration: 8-20-18

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

PREPARED BY: & Return TO:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
FF101398

PROPERTY ADDRESS:
3401 Anderson Road
Antioch, TN 37013

PARCEL ID NUMBER: 136-15-B 169.00

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Brittany Maynard
6506 Saundersville Rd
Mt. Juliet, TN 37122

State of Tennessee
County of Shelby

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 **$133,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Cindy Perkins
Affiant

Subscribed and sworn before me this 18th day of April, 2016.

Phyllis W. Frederick
Notary Public

Commission expiration: 2-5-17

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

EXHIBIT "A"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.