Davidson County	DEEDWARRSP
Recvd: 05/11/16 14:07	6 pgs
Fees:33.00 Taxes:561.11	
20160511-0046875	

Commitment Number: 160052763
Seller's Loan Number: 7600068606

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:
Richard Block, 1150 Shelton Ave., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
05811020600

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 26, 2016, by and between **MTGLQ Investors, LP**, whose mailing address is **15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**, hereinafter grantor, and party of the first part, for $151,650.00 (One Hundred Fifty One Thousand Six Hundred Fifty Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **Richard Block**, a single hereinafter grantee, party of the second part, whose tax mailing address is **1150 Shelton Ave., Nashville, TN 37216**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $151,650.00 (One Hundred Fifty One Thousand Six Hundred Fifty 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 **3837 Lunn Dr., Nashville, TN 37218**.

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 Substitute Trustee's Deed recorded as Instrument 20160408-0033959 the Register's Office of Davidson County, Tennessee.

Parcel ID: 05811020600

Executed by the undersigned on April 26, 2016:

MTGLQ Investors, LP, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: _____

Name: Susan Christy
Assistant Vice President

Its: _____

STATE OF Texas

COUNTY OF Dallas

Before me, Katherine Hendrick, a Notary Public of said State and County aforesaid, personally appeared Susan Christy its AVP on behalf of **MTGLQ Investors, LP, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact** 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 AVP of Rushmore the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he or (she) as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself or (herself) as such AVP,.

Witness my hand and seal, this 26th day of April 2016.

Katherine Hendrick
Notary Public

My Commission Expires 12-3-16

KATHERINE HENDRICK
Notary Public, State of Texas
Comm. Expires 12-03-2019
Notary ID 2872671

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

State of Texas
County of Dallas

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 $151,650.00 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 26th day of April, 2016.

KATHERINE HENDRICK
Notary Public, State of Texas
Comm. Expires 12-03-2019
Notary ID 2872671

Affiant
Susan Christy
Assistant Vice President

Print Name

(Seal)

Katherine Hendrick
Notary Public

My commission expires:

12-3-19

Katherine Hendrick
Print Name

CTIC# _____

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON COUNTY AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOT NO. 23 ON THE RE-SUBDIVISION OF PORTION OF LOT 1-A, ON THE PLAN OF GOLD KEY ESTATES, AS OF RECORD IN BOOK 5060, PAGE 36, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION

True Copy Certification

I, Emily J. Riley, 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 law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley 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: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019