BILL GARRETT, Davidson County
Trans:T20160053041 DEEDWARRSP
Recvd: 06/22/16 10:37 4 pgs
Fees:23.00 Taxes:634.55
20160622-0063496

THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
1717 Alliant Avenue, Suite 5
Louisville, KY 40299

Grantee:
Phillip Allen and Joan Allen
7446 Whites Creek Pike
Joelton, TN 37080

Send Tax Bills To:
Phillip Allen and Joan Allen
7446 Whites Creek Pike
Joelton, TN 37080

Map & Parcel No:
041-07-0-005.00

File No: LB187006963

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of June, 20 16, by and between **Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT,** party of the first part, and **Phillip Allen and Joan Allen,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SEVENTY ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($171,500.00)**, 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, State of Tennessee:

Being Lot No. 13, on the Plan of BELL KNOB of record in Book 2854, Page 116, Register's Office for Davidson County, Tennessee, in which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, to Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, as recorded on the 21st day of October, 2015, in Instrument No. 20151021-0106870, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments 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 PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

AND the party of the first part covenants with the party of the second part, that the party of the first part has done nothing to impair such title as the party of the first part received, and the party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through the party of the first part, except for the exceptions hereinafter stated.

Title to the property hereinabove described is specifically conveyed subject to the following exceptions: (a) the lien of ad valorem real property taxes and assessments for the current year and for subsequent years; (b) all easements, covenants, conditions, restrictions, and other agreements of record encumbering the property hereby conveyed and any created or conveyed by the party of the first part; (c) all matters which would be disclosed by a current, accurate on the ground survey, of the property hereby conveyed; and (d) zoning, land use and building laws, regulations and ordinances affecting the property hereby conveyed.

The property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and the party of the first part has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality or condition of the property hereinabove described, (b) the suitability of the property hereinabove described for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property hereinabove described, or (d) any other matter with respect to the property except as to warranties of title as set forth herein.

The party of the second part hereby accepts the condition of the property hereinabove described AS IS, WHERE IS, with all faults.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, by Rushmore Loan Management Services LLC, its Attorney in Fact

By: _____ **(Signature)**

By: Susan Christy **(Printed Name)**
Assistant Vice President

Title: _____

STATE OF Texas
COUNTY OF: Dallas

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, personally appeared Susan Christy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the AVP **of Rushmore Loan Management Services LLC, Attorney in Fact for and behalf of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT,** the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained by personally signing his/her name as such AVP.

WITNESS my hand and Official Seal at office this 1st **day of** June, 2016.

Katherine Hendrick
Notary Public

My Commission Expires: 12/3/19

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

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 **$171,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Susan Christy
Assistant Vice President

Affiant

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

Notary Public

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

My Commission Expires: 12/3/19

Property address:
1209 Goodmorning Drive
Nashville, TN 37207