BILL GARRETT, Davidson County
Trans:T20160055762 DEEDWARRSP
Recvd: 06/30/16 09:24 5 pgs
Fees:28.00 Taxes:481.00
20160630-0066755

File Number: 12314

After Recording Return To:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

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:
Michael Rogers, 2 MORNINGSIDE, NASHVILLE, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
164-16-0A-022.00-C

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27TH of June, 2016, by and between **V Mortgage REO 2, LLC**, whose mailing address is **c/o New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place Suite 110, Greenville, SC 29601**, hereinafter grantor, and party of the first part, and **Michael Rogers a** SINGLE **man**, hereinafter grantee, party of the second part, whose tax mailing address is 2 MORNINGSIDE, NASHVILLE, TN. 37215

WITNESSETH: That for and in consideration $130,000.00 (One Hundred Thirty Thousand 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 **1113 Pin Oak Drive, Antioch, TN 37013**.

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 prior to the date the seller acquired title.

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 Trustee's deed recorded on 8/6/2015 at Doc# 20150806-0078285in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164-16-0A-022.00-C

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

"The Following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

i. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property")
ii. All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located
iii. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect
iv. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portions(s) thereof
v. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes
vi. Any conditions that would be revealed by a physical inspection and survey of the Property."

Exhibit A

Being Lot No.167 on the Plan of Meadow Woods, Section Two, as shown by plat of record in instrument No. 200003090024168, Register's Office for Davidson County, Tennessee, to which plat reference is here by made for a more complete legal description.

Parcel Number(s): 164-16-0A-022.00-C

Executed by the undersigned on 6/13, 2016:

V Mortgage REO 2, LLC by its attorney in fact New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

By: _____

Name: Shawn Garrison

Its: AVP

STATE OF SC

COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 13 day of June, 2016, by Shawn Garrison (name of officer or agent) as AVP (title of officer or agent) of **New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact for V Mortgage REO 2, LLC** (name of corporation acknowledging), a Delaware (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced ——— (type of identification) as identification.

Witness my hand and seal, this 13 day of June 2016

_____
Notary Public

My Commission Expires 10/23/2025

SUSAN J. KINARD
Notary Public, State of South Carolina
My Commission Expires 10/23/2025

SUSAN J. KINARD
NOTARY
PUBLIC
SOUTH CAROLINA

Maximum principal indebtedness for Tennessee recording tax purposes is 130,000
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of _____
County of _____

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 $130,000 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 13 day of June, 2016.

Affiant

Shawn Garrison
Print Name

(Seal)

Susan J. Kinard
Notary Public

My commission expires:

10/23/2025

Susan J Kinard
Print Name

CTIC# _____

SUSAN J. KINARD
Notary Public, State of South Carolina
My Commission Expires 10/23/2025

SUSAN J. KINARD
NOTARY
PUBLIC
SOUTH CAROLINA