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

AFTER RECORDING RETURN TO:
Dakota Asset Services, LLC
1904 West Grand Pkwy N, Ste 130
Katy, TX 77449

Grantee:
Pretium SFR Holding, LLC
c/o Pretium Mortgage Credit Management
120 South Sixth Street, Suite 2100
Minneapolis, MN 55402

Send Tax Bills To:
Pretium SFR Holding, LLC
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618
ATTN: RLMS Loan # 7600045109

BILL GARRETT, Davidson County
Trans:T20160058779 DEEDWARRSP
Recvd: 07/11/16 10:57 4 pgs
Fees:23.00 Taxes:77.52
20160711-0070567

Map & Parcel No:
12002009000

File No: LB187006948

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of June, 2016, by and between **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust,** party of the first part, and **Pretium SFR Holding, LLC,** party of the second part,

WITNESSETH: That for and in consideration of **TWENTY THOUSAND NINE HUNDRED FIFTY AND 00/100 DOLLARS ($20,950.00)**, 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. 29 on the plan of STARDUST ACRES, as of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, as Recorded on the 29th day of September, 2015, in Instrument No. 20150929-0098920, 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, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, by Rushmore Loan Management Services, LLC, its Attorney in Fact

By: _____

By: Robert Norrell

Title: Vice President

STATE OF TEXAS
COUNTY OF: HARRIS

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, personally appeared **Robert Norrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Vice President 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 Pretium Mortgage Acquisition Trust,** the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by personally signing his name as such Vice President.

WITNESS my hand and Official Seal at office this 28th **day of** June, **2016.**

PATRICIA ANNE MCMILLAN
Notary Public, State of Texas
My Commission Expires
December 22, 2018

_____
Notary Public

My Commission Expires: December 22, 2018

STATE OF TEXAS
COUNTY OF: HARRIS

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 **$20,950.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by Rushmore Loan Management Services, LLC as Attorney in Fact

By: _____
Affiant Robert Norrell, Vice President

Subscribed and sworn to before me, this the 28th day of June, 20 16.

_____
Notary Public - State of TEXAS

PATRICIA ANNE MCMILLAN
Notary Public, State of Texas
My Commission Expires
December 22, 2018

My Commission Expires: December 22, 2018

Property address:
1310 Venus Drive
Nashville, TN 37217