Davidson County DEEDWARRSP
Recvd: 08/01/16 13:44 7 pgs
Fees:38.00 Taxes:499.13
20160801-0079109

Commitment Number: 160020094

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:
JEFF 1, LLC, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 03213008400

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the May 27th, 2016, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST SERIES 2015-1**, whose mailing address is **2999 Westminster Avenue, Suite 265, Seal Beach, CA 90740**, hereinafter grantor, and party of the first part, **JEFF 1, LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **5001 Plaza on the Lake, Suite 200, Austin, TX 78746**.

WITNESSETH: That for and in consideration $136,100.00 (One Hundred Thirty Six Thousand One Hundred 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 **4405 Falling Leaf Ln, Nashville, TN 37207**.

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 deed recorded at 20160129-0008733 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 03213008400

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

State of California
County of Orange

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 $134,900 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 27th day of May, 2016.

TAUANE HORTON
COMM. #2061657
Notary Public - California
Orange County
My Comm. Expires Mar. 20, 2018
NRO1

Affiant

Ron McMahan
Print Name

(Seal)

Notary Public

My commission expires:

March 20, 2018

Tauane Horton
Print Name

CTIC# _____

Executed by the undersigned on May 27th, 2016:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST SERIES 2015-1

By: _____

Name: Ron McMahan

Its: CEO

STATE OF California

COUNTY OF Orange See Attached

Before me, Tauahe Hortm, a Notary Public of said State and County aforesaid, personally appeared Ron McMahan its CEO on behalf of **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST SERIES 2015-1** 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 CEO of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he or she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself or herself as such _____,.

Witness my hand and seal, this ____ day of _____.

_____

Notary Public My Commission Expires_____

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On May 27, 2016 before me, Tauane Horton, Notary Public
(here insert name and title of the officer)

personally appeared Ron McMahan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TAUANE HORTON
COMM. #2061657
Notary Public - California
Orange County
My Comm. Expires Mar. 20, 2018

Signature _____ (Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 86, ON THE PLAN OF TIMBERTRAIL, SECTION 4, OF RECORD IN BOOK 5200, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 86 FRONTS 67.53 FEET ON THE EASTERLY MARGIN OF FALLING LEAF LANE AND EXTENDS BACK 149.46 FEET ON THE NORTHERLY LINE AND 114.34 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 101.48 FEET THEREON.

Being the same property as conveyed from Arnold M. Weiss, Trustee to WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST SERIES 2015-1, as described in INSTRUMENT # 20160129-0008733, Recorded 01/29/2016 in the DAVIDSON County Register of Deeds, Tennessee.

True Copy Certification

I, Erica Harris, 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.

Erica Harris
Signature

State of Georgia

County of Gwinnett

Personally appeared before me, [~~Name of Notary~~] Krista Murphy, a notary public for this county and state, [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Erica Harris

Krista Murphy
Notary's Signature

KRISTA MURPHY NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA JUNE 12, 2017

My Commission Expires: _____
Notary' Seal (if on paper)