Seller's Loan Number: 7600130631
Seller's Loan Number: 532268
Commitment Number: 3373803

After Recording Return To:
Dakota Asset Services, LLC
1904 West Grand Pkwy N #130
Katy, TX 77449

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:
Pretium SFR Holding, LLC,
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

Davidson County DEEDWARRSP
Recvd: 09/08/16 09:10 6 pgs
Fees:33.00 Taxes:204.61
20160908-0094393

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-07-0-451-00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 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**, whose mailing address is **500 Delaware Avenue, 11th floor, Wilmington, DE 19801**, hereinafter grantor, and party of the first part, for $10.00 (Ten Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **Pretium SFR Holding, LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **c/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $10.00 (Ten 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 **3408 DORISWOOD CT., 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.

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 20151123-0118784, recorded on 11/24/2015, at the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-07-0-451-00

Executed by the undersigned on June 28th, 2016:

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, Appointed As Attorney In Fact

By: _____

Name: Robert Norrell

Its: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

Before me, Patricia Anne McMillan, a Notary Public of said State and County aforesaid, personally appeared Robert Norrell its Vice President of **Rushmore Loan Management Services LLC, Appointed As Attorney In Fact on behalf of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust,** with whom I am personally acquainted and who, upon oath, acknowledged himself to be Vice President of Rushmore Loan Management Services, LLC acting as attorney in fact on behalf of the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of himself as such Vice President.

Witness my hand and seal, this 28th day of June, 2016.

_____

Notary Public

My Commission Expires 12/22/2018

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

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 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 is $10.00 however the value of the property transferred is $55,300.00. Said 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 28th day of June, 2016

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

Affiant – Robert Norrell, Vice Pres

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

Notary Public – State of TEXAS

CTIC# _____

Exhibit A

All that certain parcel of land situated in County of Davidson, State of Tennessee, being known and designated as: Lot No.36B Zone Lot Division of Lot 36, on the Plan of Lakeshore Woods, Section 3, of record in Plat Book 6250, Page 165, Register's Office for Davidson County, TN, to which plat reference in hereby made for a more complete description Being the same property as conveyed from EquiCredit Corporation of America to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, as described in Instrument No. 20151123-0118784, recorded 11/23/2015 Davidson County Records.

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