This instrument prepared by and return to:
Summit Title & Escrow, LLC
7500 Capital Drive, Suite 200
Germantown, TN 38138
(901) 881-8600

Davidson County DEEDWARRSP
Recvd: 10/05/16 11:58 4 pgs
Fees:23.00 Taxes:566.10
20161005-0105194

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered as of the 29th day of September, 2016, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST III**, (herein, the "Grantor"), and **MUPR 3 ASSETS, LLC**, (herein, the "Grantee"), or its assigns.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold, and hereby bargains, sells, conveys and confirms, unto the Grantee all of the Grantors right, title and interest, in and to the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

> Lot 133, PHASE 4, LAKESIDE COVE AT PERCY PRIEST, as shown on plat of record in Instrument No. 20070607-0068360, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being improved property municipally known as 5561 Dory Dr, Antioch, TN 37013.

Being the same property conveyed to Grantor by Quitclaim recorded at Instrument No. 20160921-0099255 in the Register's Office of Davidson County, Tennessee.

The above described property is conveyed subject to all subdivision restrictions, building lines, easements, taxes, assessments, liens and encumbrances of record and all matters that an accurate inspection or survey of the property would disclose.

The Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the Property set forth herein and that it has good right to sell and convey the same, and that the Grantor will warrant and defend the same against all claims and demands of the Grantor, but against none other, subject to the matters set forth above.

The words "Grantor" and "Grantee" as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal in his official capacity as of this 27 day of September, 2016

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST III

BY: AMERICAN MORTGAGE INVESTMENT PARTNERS MANAGEMENT, LLC,
AS ADMINISTRATOR OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST III

By: Ron McMahan
Its: Chief Executive Officer

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 California

On September 27, 2016 before me, Tauane Horton, a Notary Public, 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.

(SIGNATURE OF NOTARY) (SEAL)

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

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On the Lake, Suite #200 Austin, TX 78746 Parcel ID: 151-09-0B-249.00-C Mail tax bills to: MUPR 3 ASSETS, LLC 8300 N. Mopac Expressway, Suite #200 Austin, TX 78759	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 $153,000.00. AFFIANT 27th Subscribed and sworn to before me this day of September, 2016. NOTARY PUBLIC Commission expires: March 20, 2018

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

I, Timothy D. Wardlow, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Pamela Oppenhuizen, a notary public for this county and state, Timothy D. Wardlow 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: _____

Notary's Seal (If on paper)

