Davidson County	DEEDWARRSP
Recvd: 10/18/16 12:54	3 pgs
Fees:18.00 Taxes:665.63	
20161018-0109964	

This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041604538

STATE OF TN
COUNTY OF Davidson

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 $179,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 13th day of October 2016.

Notary Public
My Commission Expires: 8/5/18
(SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Seazar Kamar	CMG Mortgage, Inc.	033 14 0 021.00
513 Cuniff Court	3160 Crow Canyon Rd, Ste 400	
Goodlettsville, TN 37072	San Ramon, CA 94583	

SPECIAL WARRANTY DEED
(Corporation)

Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2014-2, **by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Seazar Kamar, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:**

Land in Davidson County, Tennessee being Lot No. 50 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for said County. Said Lot No. 50 fronts 122.68 feet on the westerly side of Canniff Court, and runs back 253.6 feet on the northerly line and 335 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Grantor by Trustee's Deed, as filed at Instrument Number 20160627-0065010 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 513 Cunniff Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 11th day of October, 2016

Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2014-2 by Fay Servicing, LLC as its authorized Attorney in Fact

BY: _____

ITS: Daren Perez REO Manager

Certificate of Acknowledgment

State of Florida

County of Hillsborough

)ss.

Personally appeared before me, the undersigned Notary Public, Daren Perez, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the** REO Manager, Fay Servicing, LLC **of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal, at office this 11th **day of October, 2016**

_____
Notary Public

My commission expires:

10/19/2019
(Seal)

CARLOS PAZ
MY COMMISSION # FF 928927
EXPIRES: October 19, 2019
Bonded Thru Notary Public Underwriters

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.