This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2015100448TN

BILL GARRETT, Davidson County
Trans:T20160092955 DEEDWARRSP
Recvd: 10/21/16 08:40 4 pgs
Fees:23.00 Taxes:414.40
20161021-0111181

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Emily G. Scott	(Name) Emily G. Scott	041-10-0-027.00
(Address) 70 Jay Street	(Address) 70 Jay Street	
(City) (State) (Zip) Nashville TN 37210	(City) (State) (Zip) Nashville TN 37210	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NRZ REO VI Corp.,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Emily G. Scott, a married woman,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **041-10-0-027.00**

X Improved OR
Unimproved property located at:

4012 Dumbarton Drive, Nashville, TN 37207, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 10-17-16, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

NRZ REO VI Corp., by Select Portfolio Servicing, Inc., as Attorney in Fact

By: _____ OCT 17 2016
Name: Joni McClain
Title: Doc Control officer

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JONI McCLAIN * (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Doc. Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for NRZ REO VI Corp. the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this OCT 17 2016.

ERIN WEBSTER
Notary Public State of Utah
My Commission Expires on:
August 22, 2017
Comm. Number: 669589

* Personally Known

_____
Notary Public
My Commission Expires: AUG 22 2017

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $112,000.00.

_____
Affiant

Subscribed and sworn before me this 10-20-16.

_____
Notary Public
My Commission Expires: _____

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
JANUARY 24, 2017

EXHIBIT "A"

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee and more particularly described as follows:

Being Lot No. 445 on the Plan of Bellshire Estates, Section B, as of record in Plan Book 2331, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to NRZ REO VI Corp. by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee, dated October 05, 2015, recorded October 06, 2015, as Document No. 20151006-0101650, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.