BILL GARRETT, Davidson County
Trans:T20160110473 DEEDWARRSP
Recvd: 12/15/16 15:59 5 pgs
Fees:28.00 Taxes:138.75
20161215-0131792

Prepared By and Return To:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

File No.: TN-REO160668PUR

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Capa LLC	Capa LLC	43 13 A 47.00 CO
(Name) 301 NORTHCREEK BLVD, UNIT 1104	(Name) 301 NORTHCREEK BLVD, UNIT 1104	
(Address) Goodlettsville, TN 37072	(Address) Goodlettsville, TN 37072	
(City) (State) (Zip)	(City) (State) (Zip)	

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, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM4, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Capa LLC, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 323 Forrest Park Rd APT 4-7, Madison, TN 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees 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 the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

(Continuation of Special Warranty Deed)

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 November 19, 2016 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

NATIONSTAR MORTGAGE LIMITED LIABILITY SEAL TEXAS 2001

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM4

BY: _____ Marlon Brown Assistant Secretary

Nationstar Mortgage, LLC its attorney-in-fact by virtue of that certain Power of Attorney recorded in Book GI 10803 Page 826, Hamilton County, Tennessee records

State of Texas

County of Denton

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marlon Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged him/her self to be the Assistant Secretary (Title of person signing) of Nationstar Mortgage, LLC (Name of Company), a Limited Liability the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Assistant Secretary for the purposes therein contained.

Witness my hand and official seal, at office in Denton, this 18 Day of Nov

Patricia McCutchen

Notary Public

My Commission Expires: 11.05.18

NOTARY PUBLIC STATE OF TEXAS

Patricia McCutchen
Notary Public, State of Texas
My Comm. Expires 11-05-2018
Notary ID 130016551

(Continuation of Special Warranty Deed)

State of Texas
County of Denton

The actual consideration or value, whichever is greater, for this transfer is $ 37501.00.

Affiant **Marlon Brown Assistant Secretary**

Subscribed and sworn to before me this the 18 day of November, 2016.

Patricia McCutchen
Notary Public
My Commission Expires: 11-5-18

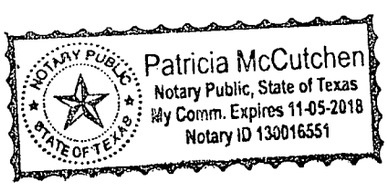


EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 4-7 OF ROBIN HOOD CONDOMINIUM ASCREATED UNDER TITLE 64, SECTIONS 2701, ET-SEQ., AS AMENDED, TENNESSEE CODEANNOTATED, And AS ESTABLISHED BY A MATER DEED OF RECORD IN BOOK 5388, PAGE 524,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE OF THE PLAT OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5200, PAGE 124, REGISTER'S OFFICE
FOR DAVIDSON COUNTY, TENNESSEE. FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

RE: 323 Forrest Park Rd APT 4-7, Madison, TN 37115

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 201610240112166, Davidson County Register of Deeds.

SPECIAL WARRANTY DEED

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, the "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 and subsequent years, the payment of which Grantee assumes (at 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; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.