THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
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Brookfield, WI 53045

**Return To After Recording:**
Nolyn Croy
1107 Pennock Avenue
Nashville, TN 37207

Reference Number: RMS-616546-REO

**Mail Tax Statements To:**
Nolyn Croy
1107 Pennock Avenue
Nashville, TN 37207

Tax ID: 082 03 0 549.00

| | |
|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 01/17/17 15:22 | 5 pgs |
| Fees:28.00 Taxes:592.00 | |
| **20170117-0005001** | |

## SPECIAL WARRANTY DEED

**U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1** of One Federal Street 3rd floor, Boston, MA 02110, Grantor, for and in good consideration of $160,000.00, 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 **NOLYN CROY, SINGLE** of 1107 Pennock Avenue, Nashville, TN 37207, Grantee, and his/her/their heirs and assigns, the following described land in County of Davidson, Tennessee:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Property Address: 1107 Pennock Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

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

WITNESS the hands and seal of said Grantor this 10 day of JAN, 2017

U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1

By: REVERSE MORTGAGE SOLUTIONS, INC., as attorney in fact

By _____

Print Name: Xochitl Martinez, Assistant Vice President

Title: _____

STATE OF TX
COUNTY OF Harris

On this 10 day of JAN, 2017 before me appear Xochitl Martinez, to me personally known or proved to me on the basis of satisfactory evidence, who, being by me duly sworn (or affirmed) did say that such person is the AVP (Title of Officer) of REVERSE MORTGAGE SOLUTIONS, INC., as attorney in fact for U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1, and that the instrument was signed and sealed in behalf of the _____, by authority of its Board of Directors and Xochitl Martinez acknowledged the instrument to be the free act and deed of the _____. Dep6

WITNESS my hand and official seal.

Karen Maples
Notary Public
Printed Name: Karen Maples (Seal)
My Commission Expires: 5/01/2017
Affiant X Known _ Unknown
ID Produced TXDL

KAREN MAPLES
Notary Public, State of Texas
Comm. Expires 05-01-2017
Notary ID 129408023

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Bruce Clark

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

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 $ 160,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Xochitl Martinez, Assistant Vice President

Subscribed and sworn to before me this 10 day of Jan 2017

by Xochitl Martinez

Karen Maples

Notary Public

Commission Expires 05/01/2017

KAREN MAPLES
Notary Public, State of Texas
Comm. Expires 05-01-2017
Notary ID 129408023

Name and address for person(s) responsible for taxes:

**Nolyn Croy**
1107 Pennock Avenue
Nashville, TN 37207

Name and address of property owner:

**Nolyn Croy**
1107 Pennock Avenue
Nashville, TN 37207

**Exhibit "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 30 ON THE PLAN OF CRUTCHER BRO'S PLAN OF RECORD IN BOOK 161, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JULIA H. SISNEY BY WARRANTY DEED RECORDED OCTOBER 12, 1971, AT BOOK 4543, PAGE 962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #082 03 0 549.00

THIS BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE IN A DEED DATED AUGUST 28, 2013 AND RECORDED AUGUST 29, 2013 AS INSTRUMENT NO. 20130829-0091536.

# True Copy Certification

I, REMYNELLE HORTON, 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 Rhode Island

County of Newport

Personally appeared before me, Katherine Fitzsimmons, a notary public for this county and state, Remynelle Horton 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 12/4/2016
Notary' Seal (if on paper)

