THIS INSTRUMENT PREPARED BY/RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341
Address New Owner(s)
Corbett Pearsall
3416 Bridgeton Cove
Antioch, TN 37013

Send Tax Bills To:
Corbett Pearsall
% United Shore Financial
1414 East Maple Rd
Troy, MI 48083
Map & Parcel Nos.:
151010A07000CO

BILL GARRETT, Davidson County
Trans:T20170019776 DEEDWARRSP
Recvd: 03/08/17 09:05 2 pgs
Fees:13.00 Taxes:699.30
20170308-0022741

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this the **30th day of January, 2017**, by and between **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**, hereinafter refeed to as Grantor, and **Corbett Pearsall**, hereinafter referred to as Grantee.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHTY NINE THOUSAND AND 00/100 DOLLARS ($189,000.00)**, 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 does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Antioch, County of Davidson, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Book 6900, Pages 444 through 447, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Property commonly know as: 3416 Bridgeton Cove, Antioch, TN 37013

The property hereinabove described was acquired by party of the first part by instrument recorded in ~~Transaction ID 120160005067X~~ in the Register of Deeds Office of Davidson, Tennessee. Instrument No. 20160615-0060561

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that Grantor is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2017** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 30th day of January, 2017.

GRANTOR:
U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, By Caliber Real Estate Services, LLC

By **Timothy J. Walter**

STATE OF ~~TENNESSEE~~ **Texas**)
COUNTY OF **Dallas**)

$189,000.00 KB

The actual ~~consideration~~ for this transfer is ~~$195,000.00~~.

AFFIANT

Subscribed and sworn to before me, this the 30th day of January, 2017.

NOTARY PUBLIC

My Commission
Expires: _____

O HODGES
My Commission Expires
February 11, 2019

STATE OF ~~TENNESSEE~~ **Texas**)

COUNTY OF **Dallas**)

I, O'Hodges, a Notary Public of the County and State aforesaid, certify that **Timothy J. Walter** personally came before me this day and acknowledged that he/she is the Authorized Signatory (title) of **Caliber Real Estate Services, LLC** as Attorney in Fact for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, and acknowledged the execution of the foregoing instrument, for the purpose therein expressed, for and on behalf of U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, and whose authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 1713, Page 106, in the Office of the Register of Deeds for Montgomery County, Tennessee.

WITNESS my hand and seal at office, this the 30th day of January, 2017.

NOTARY PUBLIC

My Commission
Expires: _____

O HODGES
My Commission Expires
February 11, 2019

Property address:
3416 Bridgeton Cove
Antioch, TN 37013