Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

# SPECIAL WARRANTY DEED

**THIS INDENTURE**, made and entered into this 15th day of March, 2017, by and between U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, party of the first part, and LWB LLC, party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Bordeaux Hills, Section Four, of record in Book 3600, Page 49, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Said Lot No. 20 fronts 57 feet on the northerly margin of Hinkle Drive and extends back 134.4 feet on the easterly line and 134.27 feet on the westerly line to a dead line in the rear measuring 53.29 feet therein.

This being the same property conveyed to Grantor by Substitute Trustee's Deed of record at Instrument No. 20161101-0115211, in the Register's Office of Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except all matters as set forth in **Exhibit "A"** attached hereto in the Register's Office of **Davidson** County, Tennessee; year 2017 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

***Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

***This deed is prepared with information provided by ValuAmerica, Inc. Preparer makes no representation with regard to the title.***

BILL GARRETT, Davidson County
Trans:T20170023419 DEEDWARRSP
Recvd: 03/20/17 12:17 4 pgs
Fees:23.00 Taxes:314.91
20170320-0026870

**WITNESS** the signature of the said party of the first part the day and year first above written.

U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

By: Caliber Real Estate Services, LLC, as Attorney-in-Fact

By: _____
Printed Name: Timothy J. Walter
Title: Authorized Signatory

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Timothy J. Walter, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory of Caliber Real Estate Services, LLC, a limited liability company, which caused this instrument to be executed on behalf of U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust.

**WITNESS** my hand, at office, this 2nd day of March, 2017.

_____
Notary Public

Commission Expiration: _____

HEATHER SAYABOUASY
Notary Public, State of Texas
My Commission Expires
October 03, 2018

**PREPARED BY:**
CHRISTOPHER J. THORNTON, PC
1061 CRESTHAVEN ROAD
MEMPHIS, TN 38119
FF101553

**PROPERTY ADDRESS:**
3270 Hinkle Drive
Nashville, TN 37218

**PARCEL ID NUMBER:** 08008028700

**PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:**
~~New Owner~~ LWB, LLC
PO Box 150979
Nashville, TN 37215

State of Tennessee
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 **$85,111.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 16th day of March, 2017.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

Commission expiration: _____

EXHIBIT "A"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.