Commitment Number: 160117321
Seller's Loan Number: 7600211843

Future Tax Payments To:
Pretium SFR Holding, LLC
c/o Pretium Mortgage Credit
PO Box 4090
Scottsdale, AZ 85261

Davidson County DEEDWARRSP
Recvd: 04/05/17 14:37 6 pgs
Fees:33.00 Taxes:1139.60
20170405-0033509

Recording Requested By & Return To:
Servicelink, A BKFS Company
1400 Cherrington Parkway
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Pretium SFR Holding, LLC, C/o Pretium Mortgage Credit Management, 120 South Sixth Street, Suite 2100, Minneapolis, MN 55402

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 173090A82700C0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 31st day of March, 2017, by and between **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust**, whose mailing address is **500 Delaware Avenue, 11th floor, Wilmington, DE 19801**, hereinafter grantor, and party of the first part, for $10.00 (Ten Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **Pretium SFR Holding, LLC**, hereinafter grantee, party of the second part, whose mailing address is **c/o Pretium Mortgage Credit Management, 120 South Sixth Street, Suite 2100, Minneapolis, MN 55402**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $10.00 (Ten Dollars and Zero Cents), 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 as set forth in the **Attached Exhibit A**. Said property is commonly known as **2673 AVERY PARK DR., NASHVILLE, TN 37211**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Substitute Trustee's Deed recorded in Instrument #20160422-0039092 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173090A82700C0

Executed by the undersigned on March 31st, 2017:

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: _____

Name: Christopher McCormick

Its: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

Before me, Patricia Anne McMillan, a Notary Public of said State and County aforesaid, personally appeared Christopher McCormick its Vice President on behalf of **Rushmore Loan Management Services LLC, Appointed As Attorney In Fact For Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Vice President of Rushmore Loan Management Services, LLC as Attorney in Fact on behalf of the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of Christopher McCormick, by himself or herself as such Vice President.

Witness my hand and seal, this 31st day of March, 2017

_____
Notary Public

My Commission Expires: 12/22/2018

PATRICIA ANNE MCMILLAN
Notary Public, State of Texas
Comm. Expires 12-22-2018
Notary ID 213760-9

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 781, ON THE PLAN OF THE REVISION OF LOTS 618 THROUGH 624, LENOX VILLAGE, SECTION TWO, PHASE EIGHT, OF RECORD AS INSTRUMENT NO. 20071106-0130836 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Harris

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 $308,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of March, 2017

Affiant

Christopher McCormick, Vice President
Print Name

(Seal)

Notary Public

PATRICIA ANNE MCMILLAN
Notary Public, State of Texas
Comm. Expires 12-22-2018
Notary ID 213760-9

My commission expires:

12/22/2018

Patricia Anne McMillan
Print Name

CTIC# _____

True Copy Certification

I, Emily J. Riley, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley 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: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019