State of Texas
County of Dallas

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 $67,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Rs Rand Galvan
Subscribed and Sworn to before me this 17 day of April, 2017.
Glenda Grant
Notary Public Glenda Grant
My Commission Expires: (Affix Seal)

BILL GARRETT, Davidson County
Trans:T20170032886 DEEDWARRSP
Recvd: 04/19/17 11:00 3 pgs
Fees:18.00 Taxes:247.90
20170419-0038252

NOTARY PUBLIC STATE OF TEXAS
Glenda Grant
Notary ID:131045028
My Commission Expires:
March 13, 2021

TN-17020029S

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Brandie Christine Rochin 310 Finley Dr. Nashville, TN 37217	1619 ELIZABETH RD Nashville, TN 37218	Brandie Christine Rochin 310 Finley Dr. Nashville, TN 37217

MAP PARCEL NO.: 06916005700

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY-SEVEN THOUSAND, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

FIRST GUARANTY MORTGAGE CORPORATION

Whose Address is 5016 Parkway Plaza Blvd., Suite 200, Charlotte, NC 28217

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

BRANDIE CHRISTINE ROCHIN, MARRIED WOMAN

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2017 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, First Guaranty Mortgage Corporation, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 17th day of April 2017.

Fay Servicing, LLC, as Attorney-in-Fact for First Guaranty Mortgage Corporation

By: _____
Printed Name: Roland Galvan
Title: Team Lead of Fay Servicing, LLC, as attorney in fact for First Guaranty Mortgage Corporation

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Roland Galvan whose name as Team Lead of Fay Servicing LLC has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said corporation

Given Under My Hand and Official Seal this 17 Day of April, 2017.

Glenda Grant
Notary Public
My Commission Expires:

(Notary Seal)

Glenda Grant
Notary ID:131045028
My Commission Expires:
March 13, 2021

EXHIBIT "A"

THE EASTERLY 62 FEET OF LOT NUMBER 3 ON THE PLAN OF J. J. HOLZAPFEL'S SUBDIVISION AT BORDEAUX, NOT OF RECORD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF ELIZABETH ROAD, THE SOUTHWEST CORNER OF LOT NUMBER 2 CONVEYED TO W. E. HUDGINS AND WIFE, BY DEED FROM CHRISTINE H. RIGSBY ET VIR, OF RECORD IN BOOK 1879, PAGE 601, SAID REGISTER'S OFFICE; THENCE WITH HUDGINS' WESTERLY LINE NORTH 156.15 FEET TO A POINT; THENCE SOUTH 57 DEGREES 45 MINUTES WEST 62 FEET TO A POINT; THENCE SOUTH 156.15 FEET TO THE NORTHERLY MARGIN OF SAID ELIZABETH ROAD; THENCE ALONG SAID MARGIN EASTERLY 62 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FIRST GUARANTY MORTGAGE CORPORATION, HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD AS INSTRUMENT NUMBER 20151103-0112079 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.