This instrument prepared by:
George R. Arrants, Jr.
800 S. Gay Street, Ste 2500
Knoxville, TN 37929

Davidson County DEEDWARRSP
Recvd: 06/12/17 11:03 5 pgs
Fees:28.00 Taxes:3150.55
20170612-0058557

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES WYSOCKI, A MARRIED PERSON	**CHARLES WYSOCKI, A MARRIED PERSON**	**158 04 0A 041.00**
7 VALHALLA	**7 VALHALLA**	
NASHVILLE, TN 37215	**NASHVILLE, TN 37215**	

FOR AND IN CONSIDERATION of **$851,500.00**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SPARTA GP HOLDING REO CORP.,** have this day bargained and sold, and do hereby transfer and convey unto the said **CHARLES WYSOCKI, A MARRIED PERSON**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2,RESUBDIVISION OF LOTS 77, 78 AND 79 OF SECTION TWO, OTTER WOOD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 994 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Property known as: **7 VALHALLA, NASHVILLE, TN 37215**.

Being the same property conveyed to **SPARTA GP HOLDING REO CORP.** by **Substitute Trustee's Deed** recorded on **11/30/2016** at Instrument number **20161130-0125766,** in the Register's Office of **DAVIDSON** County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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

Witness our hand this **May 8, 2017** the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SPARTA GP HOLDING REO CORP.

5/8/2017

By: Scott E. Geist

Its: Assistant Vice President

State of Iowa)

) ss.

County Dallas)

On this 8 day of May, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Scott E Geist, to me personally known, who being by me duly sworn (or affirmed) did say that that person is AVP (title) of said **SPARTA GP HOLDING REO CORP.**, by authority of its board of (directors or trustees) and the said (officer's name) Scott E Geist acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Shannon Adeszko (Signature) (Stamp or Seal)

Notary Public

SHANNON ADESZKO
Commission Number 803557
My Commission Expires
March 29, 2020

0352543508E // 7 Valhalla
220-TN-V3

To be completed by Grantee

STATE OF TENNESSEE

COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$851,500.00**.

Affiant Charles W

Affiant _____

Affiant _____

State of Tennessee)

County of Rutherford)

The foregoing instrument was acknowledged before me this 2nd day of June, 20 17, by Charles Wysocki (person(s)).

K Hulsey

NOTARY PUBLIC

Print Name: K Hulsey

My Commission Expires:

9-20-20

K HULSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

0352543508E // 7 Valhalla
220-TN-V3

True Copy Certification

I, Taza Dority, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tender for registration herewith and that this a true and correct copy of the original document executed and authenticated according to the law.

Taza Dority

Taza Dority

State of **Texas**
County of **Dallas**

Personally appeared before me, **Lataya Carraway**, a notary public for this county and state, **Taza Dority** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lataya Carraway

Lataya Carraway

My Commission Expires: September 29, 2020

LATAYA CARRAWAY
Notary Public, State of Texas
Comm. Expires 09-29-2020
Notary ID 125956866

SECRETARY'S CERTIFICATE
SPARTA GP HOLDING REO CORP

I, Jessica R. Campbell, Secretary of Sparta GP Holding REO Corp., (the "Corporation"), hereby certify that the following resolution was duly adopted by unanimous written consent of the sole director of the Corporation effective February 25, 2015, and that the same is reflected in its corporate records:

Resolution Regarding Officer Authority and Execution of Documents

RESOLVED, that the President and any Vice President (however designated), Managing Director, Director or Associate acting alone, be and they are hereby fully authorized to sign, execute, acknowledge, verify, deliver or accept on behalf of and in the name of the Corporation, all agreements, indentures, mortgages, deeds, conveyances, transfers, certificates, declarations, receipts, discharges, releases, satisfactions, settlements, undertakings, petitions, schedules, accounts, affidavits, bonds, proxies, and other instruments or documents (collectively, hereinafter referred to as "Documents") that may arise in connection with or relate to the conduct of the business of the Corporation; provided, however, that where required, any Document shall be attested by one of said officers other than the officer executing such Document; and provided, further, that any Document may also be executed, acknowledged, verified, delivered, or accepted on behalf of the Corporation in such other manner and by such other officers as the Board of Directors of the Corporation may from time to time direct; and

RESOLVED, FURTHER, that to the extent necessary, desirable or convenient in connection with the execution and delivery of any document that may arise in connection with or relate to the conduct of the business of the Corporation, a duly elected Managing Director of the Corporation may execute and deliver a document as a Senior Vice President of the Corporation, a duly elected Director of the Corporation may execute a document as a Vice President of the Corporation, and a duly elected Associate of the Corporation may execute a document as an Assistant Vice President of the Corporation; and

RESOLVED, FURTHER, that any and all actions heretofore or hereafter taken or caused to be taken by the appropriate officers of the Corporation consistent with the terms of the foregoing resolutions be, and the same hereby are, approved, ratified, and confirmed.

RESOLVED, FURTHER, that the foregoing resolutions shall supersede any resolutions previously adopted by the Sole Director regarding the officer authority and the execution of documents and shall be standing resolutions.

I FURTHER CERTIFY that the following individuals are hereby elected as officers of the Corporation, holding the title set forth opposite of their name:

Nathan Brennan	**Assistant Vice President**
Scott Geist	**Assistant Vice President**

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of January, 2016.

Jessica R. Campbell
Secretary
SPARTA GP HOLDING REO CORP.