Davidson County DEEDWARRSP
Recvd: 07/26/17 09:56 6 pgs
Fees:33.00 Taxes:688.20
20170726-0075459

Commitment Number: 170082006
Seller's Loan Number: 7600141721

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, 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:
George Ding and **Christine Yu, 341 Sliders Knob Ave. Franklin, TN 37067**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
175060A00200CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the July 12, 2017, by and between **MTGLQ INVESTORS, LP**, whose mailing address is **15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618**, hereinafter grantor, and party of the first part, and **George Ding** and **Christine Yu**, husband and wife, hereinafter grantees, party of the second part, whose tax mailing address is **341 Sliders Knob Ave. Franklin, TN 37067**.

WITNESSETH: That for and in consideration $186,000.00 (One Hundred Eighty Six Thousand 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 **5015 PRESERVE BLVD Antioch, TN 37013**.

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 grantees forever.

7600141721

Executed by the undersigned on July 12, 2017:

MTGLQ INVESTORS, LP, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: _____

Name: Susan Christy
Assistant Vice President

Its: _____

A Power of Attorney relating to the above described property was recorded on 08/24/2016 at Document Number: 16011342.

STATE OF Texas

COUNTY OF Dallas

Before me, Janice L Ryan, a Notary Public of said State and County aforesaid, personally appeared **Susan Christy** ~~its AVP~~ on behalf of **MTGLQ INVESTORS, LP, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact** 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 **AVP of Rushmore Loan Management Services, LLC, Attorney in Fact** the within named Grantor, Party of the First Part and Bargainor, a **Delaware** corporation, and that he or she as such **AVP**, executed the foregoing instrument for the purpose therein contained, by signing the name of **Susan Christy**, by himself or herself as such **AVP**.

Witness my hand and seal, this 12th day of July 2017.

_____
Notary Public

My Commission Expires 11-18-2020

JANICE L. RYAN
Notary Public, State of Texas
Comm. Expires 11-18-2020
Notary ID 130905993

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 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 $186,000.00 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 12th day of July, 2017. MTGLQ Investors LP, by Rushmore Loan Management Services LLC Its appointed Attorney In Fact

Affiant Susan Christy
Assistant Vice President

Print Name

JANICE L. RYAN
Notary Public, State of Texas
Comm. Expires 11-18-2020
Notary ID 130906993

(Seal)

Notary Public

My commission expires:

11-18-2020

Janice L. Ryan

Print Name

CTIC# _____

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING ALL OF LOT NO. 2, ON THE PLAN OF FINAL PLAT, SECTION I, THE PRESERVE AT OLD HICKORY "CLUSTER LOT SUBDIVISION" ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20060824-0104545, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO MTGLQ INVESTORS, LP BY TRUSTEE'S DEED RECORDED 02/21/2017, DOC # 20170221-0016879 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 175060A00200CO

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