Davidson County DEEDWARRSP
Recvd: 08/02/17 12:52 6 pgs
Fees:33.00 Taxes:595.70
20170802-0078689

Commitment Number: 170012544
Seller's Loan Number: 7600275693

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:
CINDY D. BROWN, SINGLE, 570 Indian Lake Rd, Hendersonville, TN 37075-5226

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
034.13-0-290.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the July 19, 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 **15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**, hereinafter grantor, and party of the first part, for $161,000.00 (One Hundred Sixty One Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **CINDY D. BROWN, SINGLE**, hereinafter grantee, party of the second part, whose tax mailing address is **570 Indian Lake Rd, Hendersonville, TN 37075-5226**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $161,000.00 (One Hundred Sixty One 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 **1329 APPLE VALLEY ROAD, Madison, TN 37115**.

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED FROM RUBIN LUBLIN TN, PLLC, SUBSTITUTE TRUSTEE TO WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, AS DESCRIBED IN INST # 20161227-0135063, DATED 12/15/2016 , RECORDED 12/27/2016

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.

Exhibit A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 210, ON THE PLAN OF PHASE TWO-A CEDAR BLUFF, OF RECORD IN PLAT BOOK 9700, PAGE 238, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM RUBIN LUBLIN TN, PLLC, SUBSTITUTE TRUSTEE TO WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, AS DESCRIBED IN INST # 20161227-0135063, DATED 12/15/2016 , RECORDED 12/27/2016

7600 275693

Executed by the undersigned on July 19, 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: Susan Christy
Assistant Vice President

Its: _____

A Power of Attorney relating to the above described property was recorded on 04/07/2017 at Document Number: 20170407-0034145.

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 **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** 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 19th day of July, 2017

Janice L. Ryan
Notary Public

My Commission Expires 11-18-2020

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

760075693

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 $161,000.00 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 19th day of July, 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, 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 130905993

(Seal)

Notary Public

My commission expires:

11-18-2020

Janice L. Ryan

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