Davidson County DEEDWARRSP
Recvd: 08/22/17 08:49 4 pgs
Fees:23.00 Taxes:626.04
20170822-0085871

This instrument prepared by and (MAIL)
instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097
Tel. 678-205-5651

Send tax bills to:
Pretium SFR Holding, LLC
C/O Pretium Mortgage Credit Management
120 South Sixth Street, Suite 2100
Minneapolis, MN 55402

Name and address of new owner:
Pretium SFR Holding, LLC
C/O Pretium Mortgage Credit Management
120 South Sixth Street, Suite 2100
Minneapolis, MN 55402

Map parcel number:
See Exhibit "A" attached hereto and incorporated herein.

Source of title:
See Exhibit "A" attached hereto and incorporated herein.

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), 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,

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,
not individually but as trustee for Pretium Mortgage Acquisition Trust,**

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

**Pretium SFR Holding, LLC,**

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 heirs and 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 on June 23rd, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust**
**BY: Alta Residential Solutions, LLC, as Attorney in Fact**

By: _____
Name: Laura Ferris
Title: Authorized Signatory

State of UTAH
County of SALT LAKE

Personally appeared before me the undersigned, Laura Ferris, as Authorized Person of ALTA RESIDENTIAL SOLUTIONS, LLC, who executed the within instrument 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 for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked. Signor is known to me to be the person who executed the foregoing instrument on behalf of Grantor, and that she executed the same as the free act and deed of said Grantor.

Witness my hand, at office, this 23 day of June, 2017.

_____
Notary Public Ebony Lucero
My commission expires: 7/9/19
(Affix Seal)

EBONY LUCERO
Notary Public
State of Utah
Commission #684225
My Commission Expires: July 9, 2019

**VALUE AFFIDAVIT**

State of UTAH
County of SALT LAKE

The actual consideration or value, whichever is greater, for this transfer is $ 169,200.00.

_____
Affiant

Subscribed and sworn to before me this 23 day of June, 2017.

_____
Notary Public
My Commission Expires: 7/9/19
(Affix Seal)

EBONY LUCERO
Notary Public
State of Utah
Commission #684225
My Commission Expires: July 9, 2019

## Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE PLAN OF BELL CREST, SECTION ONE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 7900, PAGE 753, REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Parcel ID: 162-16-0E-004.00

Commonly known as 705 Bell Trace Cove, Antioch, TN 37013
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Trustee's Deed recorded in Instrument: 20160906-0093322 in the Register's Office of Davidson County, Tennessee.

## True Copy Certification

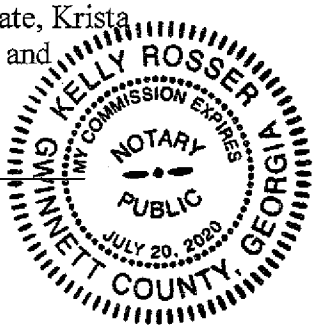
I, Krista Murphy, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature: Krista Murphy

State of GEORGIA
County of GWINNETT

Personally appeared before me, Kelly Rosser, a notary public for this county and state, Krista Murphy, 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: 7/20/20
Notary' Seal (if on paper)