Bill Garrett Davidson County
Batch# 1095 DEEDWARRSP
09/15/2017 08:26:07 AM 5 pgs
Fees: $28.00 Taxes: $555.00
20170915-0094329

Commitment Number: 170048541
Seller's Loan Number: 0016802126

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:**
**SETH A STEWART**, 306 JACKSON BLVD, NASHVILLE, TN 37205

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**162-05-0-245.00**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Aug 17, 2017, by and between **RMBS REO HOLDINGS LLC**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, and party of the first part, for $150,000.00 (One Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **SETH A STEWART**, hereinafter grantee, party of the second part, whose tax mailing address is **306 JACKSON BLVD, NASHVILLE, TN 37205**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $150,000.00 (One Hundred Fifty 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 **316 OCALA DR, NASHVILLE, TN 37211**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a SUBSTITUTE TRUSTEE'S DEED recorded at Instrument 20170202-0011239 in the Register's Office of DAVIDSON County, Tennessee.

Parcel ID: 162-05-0-245.00

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: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE PLAN OF HICKORY VALLEY, SECTION 3, OF RECORD IN PLAT BOOK 4460, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD. BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & INGLE LLC, TRUSTEE TO RMBS REO HOLDINGS, LLC BY DEED RECORDED 2/2/2017, INSTR# 20170202-0011239, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

Executed by the undersigned on Aug 17, 2017:

**RMBS REO HOLDINGS LLC, By Select Portfolio Servicing, Inc., as Attorney in Fact**

**By:** AUG 17 2017

**Name:** Terry Boren

**Its:** Document Control Officer

STATE OF Utah

COUNTY OF Salt Lake

Before me, Rachel Funk, a Notary Public of said State and County aforesaid, personally appeared Terry Boren its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for RMBS REO HOLDINGS LLC** 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 Document Control Officer of Select Portfolio Servicing, Inc. the within named Grantor, Party of the First Part and Bargainor, a Utah corporation, and that he or she as such *, executed the foregoing instrument for the purpose therein contained, by signing the name of Select Portfolio Servicing, Inc., by himself or herself as such Document Control Officer

*Document Control Officer

Witness my hand and seal, this 17 day of August, 2017

Rachel Funk
Notary Public

My Commission Expires FEB 24 2018

RACHEL FUNK
Notary Public State of Utah
My Commission Expires on:
February 24, 2018
Comm. Number: 674857

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Utah
County of Salt Lake

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 $150,000 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 17 day of Aug, 2017

AUG 17 2017

Select Portfolio Servicing, Inc. as Attorney in Fact

Affiant

Terry Boren, Document Control Officer

Print Name

RACHEL FUNK
Notary Public State of Utah
My Commission Expires on:
February 24, 2018
Comm. Number: 674857

(Seal) State: Utah County: Salt Lake
by: Terry Boren
Document Control Officer
Personally Known

Notary Public

My commission expires:

FEB 24 2018

Rachel Funk

Print Name

CTIC# _____