SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 9046 DEEDWARRSP
10/05/2017 03:17:30 PM 5 pgs
Fees: $28.00 Taxes: $481.00
20171005-0102573

THIS INDENTURE, made and entered into this 28th day of September, 2017, by and between U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, party of the first part, and Jesse Browning, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the County of Davidson, Tennessee:

The Following described real estate, situated and being in the County of Davidson, State of Tennessee and is described as follows:

Being Lot No. 7 on the Plan of Sec 1, Joelton Heights,, as of record in Book 3600, Page 95, Register's Office for said Lot No. 7 fronts 133 feet on the easterly side of Union Hill Road, and extends back 403.50 on the northerly line and 268.60 feet on the southerly line, to a dead line in the rear on which it measured 189 feet.

This being the same property conveyed to Grantor by Trustee's Deed of record at Instrument No. 20170213-0014564, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except all matters as set forth in **Exhibit "A"** attached hereto in the Register's Office of **Davidson** County, Tennessee; year 2017 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

This deed is prepared with information provided by ValuAmerica, Inc. Preparer makes no representation with regard to the title.

WITNESS the signature of the said party of the first part the day and year first above written.

U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

By: Caliber Real Estate Services, LLC, as Attorney-in-Fact

By: _____
Printed Name: Timothy J. Walter
Title: Authorized Signatory

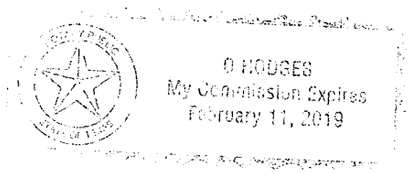
STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Timothy J. Walter, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory of Caliber Real Estate Services, LLC, a limited liability company, which caused this instrument to be executed on behalf of U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of U. S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust.

WITNESS my hand, at office, this 16th day of August, 2017.

_____
Notary Public

Commission Expiration: _____



PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1061 CRESTHAVEN ROAD
MEMPHIS, TN 38119
FF101645

PROPERTY ADDRESS:
3131 Union Hill Road
Joelton, TN 37080

PARCEL ID NUMBER: 015 14 0 007.00

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Jesse Browning
3131 Union Hill Road
Joelton, TN 37080

State of Tennessee
County of Davidson

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 **$130,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Kara Champion
Affiant

Subscribed and sworn before me this 21st day of September, 2017.

Notary Public

Commission expiration: 3-8-2021

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

EXHIBIT "A"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

True Copy Certification

I, James W. Cobb, 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 Tennessee

County of Davidson

Personally appeared before me, [Name of Notary], Wanda Fugua a notary public for this county and state, [~~name of person making certification~~ James W. Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Wanda Fugua
Notary's Signature

My Commission Expires: 1/09/2018
Notary' Seal (if on paper)

