Bill Garrett Davidson County
Batch# 33206 DEEDWARRSP
12/05/2017 09:51:30 AM 6 pgs
Fees: $33.00 Taxes: $518.00
20171205-0123795

Commitment Number: 170258184
Seller's Loan Number: 7600174978

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:
PAUL PARRIS, III, 847 Springfield Hwy, Goodlettsville, TN 37072-1121

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
065 13 0 086.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 11/28, 2017, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2015-5T**, whose mailing address is **15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618**, hereinafter grantor, and party of the first part, for $140,000.00 (One Hundred Forty Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **PAUL PARRIS, III**, hereinafter grantee, party of the second part, whose tax mailing address is **847 Springfield Hwy, Goodlettsville, TN 37072-1121**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $140,000.00 (One Hundred Forty 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 **4905 KILIMANJARO DRIVE, Old Hickory, TN 37138** .

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2015-5T IN INST # 20170626-0063922, RECORDED 6/26/2017 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 065 13 0 086.00

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

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 481, ON THE PLAN OF SHERWOOD FOREST, SECTION 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660 PAGE 190, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2015-5T IN INST # 20170626-0063922, RECORDED 6/26/2017 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

760017497 8

Executed by the undersigned on 11/28, 2017:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2015-5T, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: _____

Name: Susan Christy
Assistant Vice President

Its: _____

STATE OF TEXAS

COUNTY OF DALLAS

Before me, Kyra Gaddy, 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 IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2015-5T, 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** of 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 28th day of November, 2017

Notary Public

My Commission Expires 6/20/2021

KYRA GADDY
Notary Public, State of Texas
Comm. Expires 06-20-2021
Notary ID 131179393

Maximum principal indebtedness for Tennessee recording tax purposes is 140,0000.00
(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 $140,000.00 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 28th day of November, 2017.

Susan Christy
Assistant Vice President
Affiant

Rushmore Loan Management Services LLC
Its appointed Attorney In Fact
Print Name

KYRA GADDY
Notary Public, State of Texas
Comm. Expires 06-20-2021
Notary ID 131179393

(Seal)

Notary Public

My commission expires:
6/20/2021

Kyra Gaddy
Print Name

CTIC# _____

True Copy Certification

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

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

