THIS INSTRUMENT PREPARED BY:
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17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:
Nolyn Croy
1107 Pennock Avenue
Nashville, TN 37207

Reference Number: RMS-616546-REO

Mail Tax Statements To:
Nolyn Croy
1107 Pennock Avenue
Nashville, TN 37207

Tax ID: 082 03 0 549.00

Bill Garrett Davidson County
Batch# 34935 DEEDWARRSP
12/07/2017 04:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171207-0125219

CONFIRMATORY SPECIAL WARRANTY DEED

This deed is intended to confirm the conveyance recorded at Instrument 20170117-0005001 on January 17, 2017

U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 of One Federal Street 3rd floor, Boston, MA 02110, Grantor, for and in good consideration of amounts previously paid and acknowledged by the grantor attendant to the conveyance recorded as Instrument 20170117-0005001, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto **NOLYN CROY, SINGLE** of 1107 Pennock Avenue, Nashville, TN 37207, Grantee, and his/her/their heirs and assigns, the following described land in County of Davidson, Tennessee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1107 Pennock Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 5 day of Dec, 20 17

U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1

By: REVERSE MORTGAGE SOLUTIONS, INC., as attorney in fact

By _____

Print Name: Xochitl Martinez, Assistant Vice President

Title: _____

STATE OF TX
COUNTY OF Harris

On this 5 day of Dec, 20 17 before me appear _____, to me personally known or proved to me on the basis of satisfactory evidence, who, being by me duly sworn (or affirmed) did say that such person is the AVP (Title of Officer) of REVERSE MORTGAGE SOLUTIONS, INC., as attorney in fact for U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1, and that the instrument was signed and sealed in behalf of the AVP, by authority of its Board of Directors and Xochitl Martinez acknowledged the instrument to be the free act and deed of the AVP.

WITNESS my hand and official seal.

Karen Maples
Notary Public
Printed Name: Karen Maples
My Commission Expires: _____
Affiant X Known ____ Unknown
ID Produced TX DL

(Seal)

KAREN MAPLES
Notary Public, State of Texas
Comm. Expires 05-01-2021
Notary ID 129408023

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Bruce Clark

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

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 was $160,000.00, which amount was previously exchanged and for which stamps were paid on deed at Instrument 20170117-005001, and is equal to or greater than the amount which the property transferred would command at a fair voluntary audit. No new consideration of any kind has been exchanged attendant to the presentation of the Confirmatory Special Warranty deed herein.

Xochitl Martinez, Assistant Vice President

Affiant

Subscribed and sworn to before me this 5 day of Dec, 2017 by _____.

Notary Public
Commission Expires _____

KAREN MAPLES
Notary Public, State of Texas
Comm. Expires 05-01-2021
Notary ID 129408023

Name and address for person(s) responsible for taxes:

Nolyn Croy
1107 Pennock Avenue
Nashville, TN 37207

Name and address of property owner:

Nolyn Croy
1107 Pennock Avenue
Nashville, TN 37207

Exhibit "A"

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 30 ON THE PLAN OF CRUTCHER BRO'S PLAN OF RECORD IN BOOK 161, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JULIA H. SISNEY BY WARRANTY DEED RECORDED OCTOBER 12, 1971, AT BOOK 4543, PAGE 962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #082 03 0 549.00

THIS BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, ON BEHALF OF MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE IN A DEED DATED AUGUST 28, 2013 AND RECORDED AUGUST 29, 2013 AS INSTRUMENT NO. 20130829-0091536.

True Copy Certification

I, Kayla Barbosa, 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 Rhode Island
County of Newport

Personally appeared before me, Katherine Fitzsimmons, a notary public for this county and state, Kayla Barbosa, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/4/2020
Notary Seal (if on paper)

KATHERINE FITZSIMMONS
MY COMMISSION EXPIRES
DEC
04
2020
STATE OF RHODE ISLAND
NOTARY PUBLIC