Bill Garrett Davidson County
Batch# 90036 DEEDWARRSP
05/08/2018 10:42:30 AM 6 pgs
Fees: $33.00 Taxes: $518.00
20180508-0043905

Commitment Number: 180033615
Seller's Loan Number: 0019535665

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:
TOMAS JIRON, 1706 Chris Dr, Lavergne, TN 37086

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 014-00-0/060.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 6th, 2018, by and between **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE IMPAC SECURED ASSETS CORP., MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-1**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, 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 **TOMAS JIRON**, hereinafter grantee, party of the second part, whose tax mailing address is **1706 Chris Dr, Lavergne, TN 37086**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $143,000.00 (One Hundred Forty Three 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 **3515 BINKLEY ROAD, JOELTON, TN 37080**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Substitute Trustee's Deed recorded as Instrument No. 20180117-0004558 in the Register's Office of Davidson County, Tennessee.

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

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ACCORDING TO A LAND SURVEY BY JOHN KOHL, DATED DECEMBER 12, 1984, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF BINKLEY ROAD AT THE NORTHWEST CORNER OF THE H.F. DALTON TRACT; THENCE, NORTH 83 DEGREES 25 MINUTES WEST, 150 FEET TO A POINT; THENCE, SOUTH 06 DEGREES 35 MINUTES WEST 200 FEET TO A POINT THENCE, SOUTH 06 DEGREES 35 MINUTES WEST 175 FEET TO A POINT; THENCE, SOUTH 03 DEGREES WEST 431 FEET TO A POINT; THENCE SOUTH 89 DEGREES 08 MINUTES EAST 150 FEET TO A POINT; THENCE NORTH 03 DEGREES EAST 431 FEET TO A POINT; THENCE, NORTH 06 DEGREES 35 MINUTES EAST 140 FEET TO A POINT; THENCE NORTH 06 DEGREES 35 MINUTES EAST 200 FEET TO THE POINT OF BEGINNING. TAX ID: 014-00-0/060.00

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR DESCRIBED HEREIN BY THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED RECORDED ON 01/17/2018, IN INSTRUMENT REFERENCE 20180117-0004558

Executed by the undersigned on April 6, 2018:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE IMPAC SECURED ASSETS CORP., MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-1, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: J. Chandler 4/6/18

Name: Jeaneen Chandler

Document Control Officer

Its: _____

STATE OF Utah

COUNTY OF Salt Lake

Before me, DAVID M. WAGNER, a Notary Public of said State and County aforesaid, personally appeared Jeaneen Chandler * its Document Control Officer on behalf of Select Portfolio Servicing, Inc. with whom I am personally acquainted (or proved to **Select Portfolio Servicing, Inc., as Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE IMPAC SECURED ASSETS CORP., MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-1** on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument. *Personally Known

Witness my hand and seal, this 6 day of April, 2018

Notary Public

My Commission Expires FEB 07 2022

DAVID M. WAGNER
Notary Public State of Utah
My Commission Expires on:
February 7, 2022
Comm. Number: 698909

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

State of Tennessee
County of Wilson

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 4 day of May, 2018.

Tomas Jiron
Affiant

Tomas Jiron
Print Name

(Seal)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Carol DiGiore
Notary Public

My commission expires:
7-2-18

Carol DiGiore
Print Name

CTIC# _____

True Copy Certification

I, Emily J. Riley, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley 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: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019