Bill Garrett Davidson County
Batch# 99770 DEEDWARRSP
06/04/2018 10:59:26 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20180604-0052902

State of Tennessee
County of Rutherford

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 $210,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me this 31st day of May, 2018

Notary Public

My Commission Expires: ~~(Affix Seal)~~ 3/31/20

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

TN-18040036A

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Khai Pi 171 Brenda Ln Antioch, TN 37013	171 Brenda Ln Antioch, TN 37013	Khai Pi 171 Brenda Ln Antioch, TN 37013

MAP PARCEL NO.: 16202024600

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST

Whose Address is 200 Business park Drive, Ste 103, Armonk, NY 10504

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

KHAI PI, A MARRIED MAN

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2018 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 18 day of may 2018.

U.S. Bank National Association, as Legal Title Trustee for Truman 2016 SC6 Title Trust, by and through its attorney-in-fact, Truman Capital Advisors, LP

William A Meeks [SEAL]

By: William A Meeks
Printed Name
Title: Chief financial officer

State of New York

County of Westchester

County of _____

On this 18 day of may, 2018 before me personally appeared William A Meeks is the CFO of Truman Capital Advisors, LP its attorney-in-fact for U.S. Bank National Association, as Legal Title Trustee for Truman 2016 SC6 Title Trust.

WITNESS my hand, at office, this 18 day of may, 2018

Susan G Farese
Notary Public

My Commission Expires: _____

SUSAN G. FARESE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA6327942
Qualified in Rockland County
My Commission Expires July 20, 2019

EXHIBIT "A"

Land lying in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 288 on the Plan of Colewood Acres, Section 4, of record in Plat Book 4175, Page 144, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust by Substitute Trustee's Deed dated 2/16/2018, as filed and recorded 2/20/2018 in Instrument No. 20180220-0016126, Register's Office for Davidson County, Tennessee.

This is improved property known as 171 Brenda Lane, Antioch, TN 37013