Bill Garrett Davidson County
Batch# 106503 DEEDWARRSP
06/19/2018 02:00:38 PM 3 pgs
Fees: $18.00 Taxes: $140.60
20180619-0058999

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of June, 2018, by and between NRZ REO X, LLC, party of the first part, and Sergio Rivera, 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:

Lot 136, Section Two, Terrago Trails Subdivision, as shown on plat of record in Plat Book 5050, Page 9, in the Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description of said property.

This being the same property conveyed to Grantor by deed-in-lieu of record at Instrument No. 20180619-0058997 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 for subdivision restrictions, building lines, easements and other matters of record including in Plat Book 5050, Page 9 and Restrictive Covenants of record in Book 5084, Page 842, in the Register's Office of **Davidson** County, Tennessee; year 2018 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.

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

NRZ REO X, LLC

By: Resolute Asset Management, LLC, as Attorney in Fact

By: Mona Barlow
Printed Name: _____
Title: _____

Mona Barlow
By: Resolute Asset Mgt, LLC
As Attorney-In-Fact

STATE OF Florida
COUNTY OF Marion

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Mona Barlow, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Asst Mgr of Resolute Asset Management, LLC, a limited liability company, which caused this instrument to be executed on behalf of NRZ REO X, LLC, under the Pooling and Servicing Agreement dated March 1, 2004, 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 NRZ REO X, LLC.

WITNESS my hand, at office, this 30 day of May, 2018.

KRISTY MENDOZA
MY COMMISSION # FF 171986
EXPIRES: October 28, 2018
Bonded Thru Notary Public Underwriters

Kristy Mendoza
Notary Public

Commission Expiration: 10/28/18

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1061 CRESTHAVEN ROAD
MEMPHIS, TN 3812019
3983274F

PROPERTY ADDRESS:
4728 Volunteer Drive
Antioch, TN 37013

PARCEL ID NUMBER: 149-05-0-118

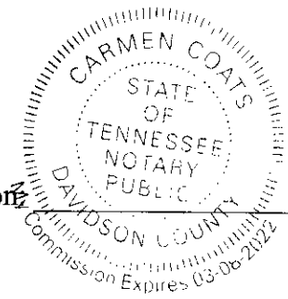
PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
SERGIO RIVERA
832 IRMA DRIVE
ANTIOCH, TN 37013

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 **$38,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 15th day of June, 2018.



Notary Public

Commission expiration