Bill Garrett Davidson County
Batch# 107839 DEEDWARRSP
06/25/2018 11:29:37 AM 4 pgs
Fees: $23.00 Taxes: $272.14
20180625-0060982

Prepared By and Return to:
Novare National Settlement Service
3180 Curlew Rd, Ste 108
Oldsmar, FL 34677
Sarah Biegaj File #16057TN

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Bryce A Chandler	Bryce A Chandler	03000025400
9322 Buck Haynes Rd	9322 Buck Haynes Rd	
Westmoreland, TN 37186	Westmoreland, TN 37186	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, ("Grantor"), in favor of BRYCE A CHANDLER, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Seventy Three Thousand Five Hundred Fifty and 00/100 Dollars ($73,550.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 5 day of June, 2018.

GRANTOR:

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by Caliber Real Estate Services, LLC as Attorney-in-Fact

By: [signature]
Name: Odette Hoeges
Its: Authorized Signatory

State of TEXAS
County of DALLAS

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Odette Hoeges who acknowledged to me that she/he is Authorized Signatory of Caliber Real Estate Services, LLC the Attorney-in-Fact for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 5 day of June, 2018.

TIMOTHY J. WALTER
Notary Public, State of Texas
My Commission Expires
July 14, 2019

[signature]
Notary Public
My Commission Expires: _____

State of Florida
County of Pinellas
The actual consideration or value, whichever is greater, for this transfer is $73,550.00.

[signature]
Affiant - Sarah Biegaj

Subscribed and sworn to before me this June 5, 2018.

JENNIFER EMILINE REID
Notary Public - State of Florida
Commission # FF 996484
My Comm. Expires May 26, 2020

[signature]
Notary Public
My Commission Expires: 5/26/20

RE: **4835 Whites Creek Pike, Whites Creek, TN 37189**

SPECIAL WARRANTY DEED

EXHIBIT "A"

BEING A TRACT OF LAND IN THE 1ST COUNCILMAN DISTRICT OF DAVIDSON COUNTY AND A PORTION OF THAT PROPERTY CONVEYED TO JOHN R. ADAMS IN DB 4032, PG 127 RODCT KNOWN AS THE JOHN R. ADAMS LOT AS OF RECORD NO. 20020110-004036 RODCT, MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY DATED 10-16-2001 BY TOMMY E. WALKER, TN LIC NO 1465 AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY MARGIN OF WHITES CREEK PIKE, SAID PIN BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND A COMMON CORNER TO LOT 1 OF FISH ADAMS PROPERTY (PB 5190, PG 33 RODCT); THENCE NOW LEAVING SAID MARGIN N 38 DEG. 10' 00" E, 723.58' TO AN IRON PIN; THENCE S 51 DEG. 50' 50" E, 155.00' TO AN IRON PIN; THENCE S 38 DEG. 10' 00" W, 289.18' TO AN IRON PIN; THENCE N 51 DEG. 50' 00" W, 68.53'; THENCE S 38 DEG. 10' 00" W, 275.00' TO AN IRON PIN; THENCE S 53 DEG. 59' 19" E, 38.58' TO AN IRON PIN; THENCE S 38 DEG. 10' 31" W. 161.57' TO AN IRON PIN IN SAID MARGIN; THENCE WITH SAID MARGIN N 51 DEG. 30' 09" W, 125.00' TO THE POINT OF BEGINNING, MORE OR LESS.

THE LAST RECORDED DEED BEING THE TRUSTEE DEED RECORDED IN INSTRUMENT: 20170905-0090914 OF THE DAVIDSON COUNTY REGISTER OF DEEDS, TENNESSEE.

COMMONLY KNOWN AS: 4835 WHITES CREEK PIKE, WHITES CREEK, TN 37189.

TAX PARCEL NO.: 03000025400

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.