Prepared By:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Return To:
Midtown Title
1704 Charlotte Ave #105
Nashville, TN 37203
File No.: TN-REO180195ATN

Karen Y Johnson Davidson County
Batch# 137171 DEEDWARRSP
09/05/2018 11:22:30 AM 6 pgs
Fees: $33.00 Taxes: $407.00
20180905-0087737

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Olga Vazquez and Gustavo Vazquez	Olga Vazquez and Gustavo Vazquez	14808003100
(Name) 4566 Artelia Drive	(Name) 4566 Artelia Drive	
(Address) Antioch, TN 37013	(Address) Antioch, TN 37013	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, MTGLQ Investors, L.P., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Olga Vazquez and Gustavo Vazquez, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 4566 Artelia Drive, Antioch, TN 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

(Continuation of Special Warranty Deed)

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.

Witness our hand as of the 8.20.18 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

MTGLQ Investors, L.P.

BY: _____
New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing as attorney in fact
JOEL FOWLER, AVP

State of SC
County of GREENVILLE

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Joel Fowler who acknowledged to me that she/he is AVP (Title of person signing) of New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing (Name of Company), the attorney-in-fact for MTGLQ Investors, L.P., and that in its capacity as attorney-in-fact for MTGLQ Investors, L.P. she/he executed, signed and delivered the above and foregoing instrument after having been authorized by MTGLQ Investors, L.P. and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 20 day of AUGUST, 2018.

_____
Notary Public

My Commission Expires: _____

PHILIP B. BROWN
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 3/23/2028

(Continuation of Special Warranty Deed)

State of SC
County of Greenville

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this the 20 day of August, 2018.

Notary Public
My Commission Expires:

PHILIP B. BROWN
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 3/23/2028

EXHIBIT "A"

A certain tract or parcel of and in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29 on the Plan of Oakwood Terrace, Section 1 of record in Book 4460, pages 54 and 55, said Register's Office, described as follows:

Said Lot No. 29 fronts 60.1 feet on the easterly side of Artelia Drive and extends back 127.40 feet on the northerly line and 138.91 feet on the southerly line to a dead line in the rear measuring 61.19 feet thereon.

Property commonly known as : 4566 Artelia Drive, Antioch, TN 37013.

RE: 4566 Artelia Drive, Antioch, TN 37013

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 201802230017364, Davidson County Register of Deeds.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

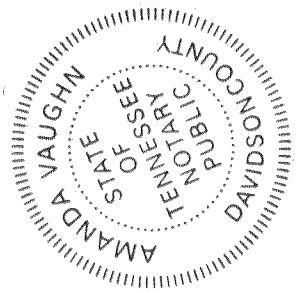
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)