Karen Y Johnson Davidson County
Batch# 153103 DEEDWARRSP
10/22/2018 10:56:30 AM 6 pgs
Fees: $33.00 Taxes: $485.07
20181022-0104464

Commitment Number: 180082765
Seller's Loan Number: 7600070239

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:
P&C INVESTMENTS INC, 6929 HIGHLAND PARK DR., NASHVILLE, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 059060037.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Oct. 9, 2018, by and between **MTGLQ INVESTORS, L.P.**, whose mailing address is **15480 Laguna Canyon Rd Ste 100, Irvine, CA 92618**, hereinafter grantor, and party of the first part, for $131,100.00 (One Hundred Thirty One Thousand One Hundred Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **P&C INVESTMENTS INC**, hereinafter grantee, party of the second part, whose tax mailing address is **6929 HIGHLAND PARK DR., NASHVILLE, TN 37205**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $131,100.00 (One Hundred Thirty One Thousand One Hundred 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 **725 TROY DRIVE, NASHVILLE, TN 37207**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at Instrument No. 20170908-0092547 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059060037.00

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.

Executed by the undersigned on Oct. 9, 2018:

MTGLQ INVESTORS, L.P., by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: _____

Name: Susan Christy
Assistant Vice President

Its: _____
76000-702-39 P 3875

STATE OF Texas

COUNTY OF Dallas

Before me, Kyra Gaddy, a Notary Public of said State and County aforesaid, personally appeared Susan Christy its _____ on behalf of **MTGLQ INVESTORS, L.P., by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact**, with whom I am personally acquainted (or proved to ~~me~~ on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be AVP of AIF of the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of ~~Inc., by himself or~~ herself as such AVP of AIF of grantor.

Witness my hand and seal, this 9th day of Oct., 2018

_____
Notary Public

My Commission Expires_____

KYRA GADDY
Notary Public, State of Texas
Comm. Expires 06-20-2021
Notary ID 131179393

State of Texas
County of Dallas

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 $131,600.00 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 9th day of Oct., 2018.

Susan Christy
Assistant Vice President

Affiant
Rushmore Loan Management Services LLC
Its appointed Attorney In Fact

Print Name 20000703941405

(Seal)

Notary Public

My commission expires:

KYRA GADDY
Notary Public, State of Texas
Comm. Expires 06-20-2021
Notary ID 131179393

Print Name

KYRA GADDY
Notary Public, State of Texas
Comm. Expires 06-20-2021
Notary ID 131179393

CTIC# _____

Exhibit A

Being Lot No. 37, on the plan of Ewing Valley, Section 1, of record in Plat Book 4300, Page 167, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property as conveyed from M&T Bank to MTGLQ Investors, L.P. in Deed dated 05/16/2017, recorded 09/08/2017, Instrument No. 20170908-0092547. Tax ID: 059060037.00

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