Karen Y Johnson Davidson County
Batch# 164309 DEEDWARRSP
11/21/2018 09:55:14 AM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20181121-0114491

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Commitment Number: 180154334
Seller's Loan Number: 0015464969

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:
ASHLEY QUINN, 5008 Granny White Pike, Nashville, TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14503005900

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Oct 19, 2018, by and between **U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2007-2**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, and party of the first part, for $650,000.00 (Six Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **ASHLEY QUINN**, hereinafter grantee, party of the second part, whose tax mailing address is **5008 Granny White Pike, Nashville, TN 37220**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $650,000.00 (Six Hundred Fifty Thousand 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 **5008 Granny White Pike, Nashville, TN 37220**.

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.

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF LEALAND MANOR, SEVENTH ADDITION, OF RECORD IN BOOK 2083, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 4 FRONTS 190 FEET ON THE EASTERLY MARGIN OF GRANNY WHITE PIKE AND EXTENDS BACK 457.5 FEET ON THE NORTHERLY LINE AND 454.4 ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 190 FEET THEREON.

DERIVATION CLAUSE

BEING THE SAME REAL PROPERTY CONVEYED TO THE GRANTOR DESCRIBED HEREIN BY THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED RECORDED ON 04/02/2018, IN INSTRUMENT REFERENCE 20180402-0030301.

Executed by the undersigned on Oct 19, 2018:

U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2007-2, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: OCT 19 2018

Name: Jason Maughan

Its: Document Control Officer

STATE OF Utah

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on Oct. 19, 2018. Before me, Shontae Pierce, a Notary Public of said State and County aforesaid, personally appeared Jason Maughan Its * on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2007-2** 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 Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

*Personally Known / Document Control Officer

Witness my hand and seal, this 19 day of October, 2018

Notary Public

My Commission Expires MAR 16 2022

SHONTAE PIERCE
Notary Public State of Utah
My Commission Expires on:
March 16, 2022
Comm. Number: 699504

State of UTAH
County of SALT LAKE

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 $650,000.00 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 19 day of OCT, 2018.

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

(Seal)

OCT 19 2018

Affiant

Jason Maughan, Document Control Officer

Print Name Select Portfolio Servicing, Inc. as Attorney in Fact

Notary Public

My commission expires:

MAR 16 2022

Shontae Pierce

Print Name

CTIC# 699504

State of Utah
County of Salt Lake

OCT 19 2018

Signed By Jason Maughan *Personally Known

Document Control Officer

SHONTAE PIERCE
Notary Public State of Utah
My Commission Expires on:
March 16, 2022
Comm. Number: 699504