39B

Karen Johnson Davidson County
Batch# 218263 DEEDWARRSP
04/16/2019 11:13:22 AM 4 pgs
Fees: $23.00 Taxes: $1,894.40
20190416-0034722

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ROD VANWAGONER	ROD VANWAGONER
1606 TWIN SQUARE WAY	1606 TWIN SQUARE WAY
FRANKLIN, TN 37067	FRANKLIN, TN 37067

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWELVE THOUSAND AND 00/100 Dollars ($512,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF RMF BUYOUT ACQUISITION TRUST 2018-1 (herein, "Grantor"), whose address is 3900 Capital City Blvd., Lansing, MI 48906, hereby sells, transfers and conveys to ROD VANWAGONER (herein, "Grantee"), whose address is 1913 Cromwell Drive, Nashville, TN 37215, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1913 Cromwell Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

PIN NO: 158 07 0 002.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 12 day of March, 2019.

GRANTOR:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF RMF BUYOUT ACQUISITION TRUST 2018-1, by its Attorney In Fact, Reverse Mortgage Funding LLC

By: _____
Printed Name: Stephen Celona
Title: CFO

STATE OF New Jersey
COUNTY OF Essex

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephen Celona, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the CFO of REVERSE MORTGAGE FUNDING LLC, BY ITS ATTORNEY IN FACT OF, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF RMF BUYOUT ACQUISITION TRUST 2018-1 and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 12 day of March 2019.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

HEATHER CHAPMAN
NOTARY PUBLIC STATE OF NEW JERSEY
I.D. 50037334
MY COMMISSION EXPIRES APRIL. 29, 2021

OATH OF CONSIDERATION

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $ **512,000.00**.

Grantee:

Grantee signature: _____

Rod VanWagoner

Subscribed and sworn to under oath before me, this **12TH** day of **APRIL**, **2019** by Rod VanWagoner.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 114 ON THE PLAN OF HILLSBORO PARK, SECTION III, AS RECORD IN BOOK 2663, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 114 FRONTS 230 FEET ON THE WEST SIDE OF CROMWELL DRIVE AND RUNS BACK 375.9 FEET OF THE NORTH LINE AND 441.4 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 156 FEET.

Parcel ID:158 07 0 002.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed of record in Inst. No 20190129-0008292 dated January 28, 2019.

PIN NO: 158 07 0 002.00

STREET ADDRESS:

1913 Cromwell Drive, Nashville, TN 37215

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.