Karen Johnson Davidson County
Batch# 219436 DEEDWARRSP
04/18/2019 09:15:44 AM 5 pgs
Fees: $28.00 Taxes: $782.83
20190418-0035727

Prepared By:
SKW Title Company, LLC
3475 Dallas Highway, Bldg 300, Ste 320
Marietta, GA 30064

Return To:
SKW Title Company, LLC
3475 Dallas Highway, Bldg 300, Ste 320
Marietta, GA 30064
File No.: TN-REO190092PUR

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Jeremy McClendon	Jeremy McClendon	98 5 A 98.00CO
(Name) 116 Carriage Way	(Name) 116 Carriage Way	
(Address) Hendersonville, TN 37075	(Address) Hendersonville, TN 37075	
(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, U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the CIM Trust 2018-NR1 Mortgage-Backed Notes, Series 2018-NR1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Jeremy McClendon, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 5649 Chestnutwood Trail, Hermitage, TN 37214, 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.

(Continuation of Special Warranty Deed)

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.

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 March 6, 2019 (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.

U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the CIM Trust * 2018-NR1

BY: _____

Nationstar Mortgage, LLC d/b/a Mr. Cooper by POA recorded in Deed Book 3320 Page 2076 in Sullivan County, TN deed records

*Mortgage-Backed Notes, Series 2018-NR1

State of Colorado

County of Douglas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Noemi Talamantes who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of Nationstar Mortgage, LLC d/b/a Mr. Cooper (Name of Company), the attorney-in-fact for U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the CIM Trust 2018-NR1,* and that in its capacity as attorney-in-fact for U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the CIM Trust 2018-NR1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the CIM Trust 2018-NR1* and the attorney-in-fact for said Grantor to do so.*Mortgage-Backed Notes, Series 2018-NR1

Given under my hand and seal this the 6 day of March, 2019.

_____

Notary Public

My Commission Expires: 7/18/2020

DANNILLE CHAPMAN
Notary Public
State of Colorado
Notary ID # 20164027057
My Commission Expires 07-18-2020

(Continuation of Special Warranty Deed)

State of Colorado
County of Douglas

The actual consideration or value, whichever is greater, for this transfer is $211,575.00.

Affiant

Subscribed and sworn to before me this the 6 day of March, 2019.

DANNILLE CHAPMAN
Notary Public
State of Colorado
Notary ID # 20164027057
My Commission Expires 07-18-2020

Notary Public
My Commission Expires: 7/18/2020

EXHIBIT "A"

All that certain property situated in the County of Davidson, and State of Tennessee, being described as follows: Land in Davidson County, Tennessee, being Lot No 81 on the Plan of Section Four, Hampton Hall of record in Plat Book 11700, page 2, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the CIM TRUST 2018-NR1, Mortgage-Backed Notes, Series 2018-NR1, by Trustee's Deed recorded at Instrument # 20190128-0007851, recorded on 01/28/19, Davidson County, Tennessee.

RE: 5649 Chestnutwood Trail, Hermitage, TN 37214

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 20190128-0007851, 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.