AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280093011

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 492797 DEEDWARRSP
10/09/2020 08:49:30 AM 5 pgs
Fees: $28.00 Taxes: $969.40
20201009-0117469

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 074 120 0 013.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 3 day of Sept, 2020, by and between **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MH MASTER PARTICIPATION TRUST II**, whose address is 13801 WIRELESS WAY, OKLAHOMA CITY, OK 73134 hereinafter referred to as Grantor and **SARAH ELIZABETH MWANGONDE AND NGISHE MWANGONDE, WIFE AND HUSBAND,** whose address is 7003 BONNAFAIR DR, HERMITAGE, TN 37076, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TWO HUNDRED SIXTY-TWO THOUSAND AND 00/100 ($262,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 7003 BONNAFAIR DR, HERMITAGE, TN 37076

Being the same property conveyed to U.S. Bank Trust, N.A., as Trustee for LSRMF MH Master Participation Trust II from Padgett Law Group, Substitute Trustee, in a Deed recorded on 12/18/2019 under Instrument Number 20191218-0130404, in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 3 day of September, 2020.

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MH MASTER PARTICIPATION TRUST II, by **Hudson Homes Management**, LLC, attorney in fact

BY Paula Kelley
NAME: Paula Kelley
TITLE: Authorized Signatory

STATE OF **Texas**
COUNTY OF **Dallas**

Before me, Sally Walker, a Notary Public, of the State and County mentioned, personally appeared Paula Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory (insert title) of **Hudson Homes Management**, LLC, the within named Grantor and that such Authorized Signatory (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in **Dallas** **Texas**, this 3 day of September, 20 20.

Sally Walker
Notary Public Sally Walker
My Commission expires: 8/14/2022

SALLY WALKER
Notary Public
STATE OF TEXAS
ID#162479
My Comm. Exp. Aug. 14, 2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$273,000.00~~ 262,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Paula Kelly Authorized Signatory
Affiant

STATE OF Texas
COUNTY OF Dallas

Sworn to before me this 3 day of September, 2020

Sally Walker
Notary Public Sally Walker
My Commission Expires: 8/14/2022

SALLY WALKER
Notary Public
STATE OF TEXAS
ID#132479
My Comm. Exp. Aug. 14, 2022

Name and address for person(s) responsible for taxes:
SARAH MWANGONDE
NGISHE MWANGONDE
7003 BONNAFAIR DR
HERMITAGE, TN 37076

Name and address of property owner:
SARAH MWANGONDE
NGISHE MWANGONDE
7003 BONNAFAIR DR
HERMITAGE, TN 37076

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. 642, on the Plan of Hermitage Hills, Section Seven, as of Record in Plat Book 3300, Pages 62 and 63, Register's Office For Davidson County, Tennessee, To Which Said Plan Reference is Hereby Made For a More Complete and Accurate Legal Description Thereof.

Parcel ID Number: 074 12 0 013.00

Property commonly known as: 7003 BONNAFAIR DR, HERMITAGE, TN 37076

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

