Name and Address of New Owner:
Connie L. Phelps
3803 Bonnacreek Dr.
Hermitage TN 37076

Send Tax Bills to:
Old Kent Mortgage Company
2000 Riveredge Pkwy. Suite 880
Atlanta, GA 30328

Map and Parcel Nos.
Map 074 Group 16
Parcel 175

Davidson County DEEDWARR
Recvd: 01/05/01 08:21 4pgs
Fees:19.00 Taxes:347.80
20010105-0001530

REO #0817438369

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **WASHINGTON MUTUAL BANK, FA SUCCESSOR BY CORPORATE MERGER TO GREAT WESTERN BANK, A FEDERAL SAVINGS BANK** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Connie L. Phelps** ("Grantee"), her successors, heirs and assigns, certain land in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, her successors, heirs and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

All matters as set forth on Section Eleven on the Plan of Hermitage Hills, as of record in Plat Book 3600, Page 30, Register's Office for Davidson County, Tennessee and subject to Restrictive Covenants of record in Book 3671, Page 572, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, her successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise.

Executed this the 3rd day of January, 2001.

WASHINGTON MUTUAL BANK, FA
SUCCESSOR BY CORPORATE MERGER TO
GREAT WESTERN BANK, A FEDERAL
SAVINGS BANK

By: Elaine Langdon
Elaine Langdon, Asst. Vice President
TITLE Asst Vice President

By: Joan L Schultz
Joan L. Schultz
TITLE Asst. Vice President

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,000.00.

Affiant Elaine Langdon, Asst. Vice Pres.

Subscribed and sworn to before me
this 3rd day of January, 2001.

Notary Public Mildred Owen

My Commission Expires: 8/22/2001

MILDRED OWEN
Commission #1150963
Notary Public - California
Los Angeles County
My Comm. Expires Aug 22, 2001

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

Record and return to:
Cindy S. Smith, P.C.
Attorney-at-Law
P. O. Box 292004
Nashville, TN 37229

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On Jan. 3, 2001 (Date) before me, Mildred Owen, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Elaine Langdon and Joan L. Shultz (Name(s) of Signer(s)),

☒ personally known to me – **OR** – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MILDRED OWEN
Commission #1150963
Notary Public - California
Los Angeles County
My Comm. Expires Aug 22, 2001

WITNESS my hand and official seal.

Mildred Owen
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: 1/3/2001 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Elaine Langdon	Signer's Name: Joan L. Shultz
☐ Individual	☐ Individual
☒ Corporate Officer	☒ Corporate Officer
Title(s): Asst. Vice President	Title(s): Asst. Vice President
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact	☐ Attorney-in-Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: Washington Mutual Bank, FA	Signer Is Representing: Washington Mutual Bank, FA
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

© 1995 National Notary Association • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184 Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 973, Section Eleven on the Plan of Hermitage Hills, as of record in Plat Book 3600, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Washington Mutual, FA successor by corporate merger to Great Western Bank, A Federal Savings Bank (correct name of Grantee is Washington Mutual Bank, FA) which deed is of record in Instrument #200003200027981, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3808 Bonna Creek Drive, Hermitage, TN 37076.

Connie L. Phelps is an unmarried person.