Box 13
#8597

REO/LN 21321/47049739-CY

SPECIAL WARRANTY DEED

STATE OF CAlifornia
COUNTY OF Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,250.00

Affiant Jeff Rivas, Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2004.

Notary Public C. Young

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

C. YOUNG
Commission # 1348666
Notary Public - California
Orange County
My Comm. Expires Feb 18, 2006

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Broadbent	Chad Broadbent	148-12-266
4133 Helena (NAME) Bay CT. ~~904 Bryant Court~~	4133 Helena (NAME) Bay CT. ~~904 Bryant Court~~	
Hermitage (ADDRESS) TN. 37076 ~~Antioch, TN 37013~~	Hermitage (ADDRESS) TN. 37076 ~~Antioch, TN 37013~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WM Specialty Mortgage LLC., Without Recourse, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chad Broadbent,* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* AND CRAIG SANFORD

Land in Davidson County, Tennessee, being Lot No. 14A on the Plan of ReSubdivision of Lot No. 15 and Section 19, Hazelwood, of record in Plat Book 5210, Page 323, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to WM Specialty Mortgage LLC., Without Recourse by deed of record in Instrument No. 20040720-0086313, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of WM Specialty Mortgage LLC., Without Recourse by Ameriquest Mortgage as their Attorney In Fact pursuant to recorded Power of Attorney of record in Book 20040922 Page 0114131 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 904 Bryant Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on an "AS IS" and "WHERE AS" basis. And Grantor does further covenant and bind itself, it's assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, it's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/22/04 13:53 2pgs
Fees:13.00 Taxes:319.13

20040922-0114132

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

REO/LN 21321/47049739-CY

Witness my hand this 10th day of September, 2004.

WM Specialty Mortgage LLC.

By: _____
by Ameriquest Mortgage as their Attorney-In-Fact
Jeff Rivas, Vice President

STATE OF California

COUNTY OF Orange

On this the 10th day of September, 2004, before me personally appeared Jeff Rivas, the person who executed the foregoing instrument on behalf of WM Specialty Mortgage LLC. and who, upon oath, acknowledged him self to be the Vice President of Ameriquest Mortgage and that as such Vice President acknowledged that they executed the same as the free act and deed of the said WM Specialty Mortgage LLC. through Power of Attorney granted them by the said WM Specialty Mortgage LLC.

Witness my hand and official seal at Nashville, Tennessee this 10th day of September, 2004.

Commission expires:

_____
C. Young Notary Public

C. YOUNG
Commission # 1343866
Notary Public - California
Orange County
My Comm. Expires Feb 18, 2006