(3)

SPECIAL WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Smith	Jeffrey Smith	Map 145-10
(NAME)	(NAME)	
1328 Otter Creek Road	1328 Otter Creek Road	Parcel 59
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **GRP/AG REO 2004-02, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY SMITH, MARRIED**, 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:

Land in Davidson County, Tennessee, being Tract A on the Plan of The Salant Property of record in Plat Book 4060, page 100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to GRP/AG REO 2004-02, LLC by Quitclaim Deed from The Provident Bank of record in Instrument # 20050224 - 0020420, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4060, page 100, said Register's Office; and (c) easements of record in Book 4408, page 479 and Book 4060, page 100, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1328 Otter Creek Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor herein, but no 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: 02/24/05 11:08 2 pgs
Fees:13.00 Taxes:1010.47
20050224-0020421

Witness my hand this 18 day of February, 2005.

GRP/AG REO 2004-02, LLC

By: Joanne DiNardi, Authorized Person

13250

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Before me, the undersigned notary public of the state and county mentioned, personally appeared Joanne DiDonato, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be Authorized Person of GRP/AG REO 2004-02, LLC and that he/she as such Authorized Person, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as Authorized Person

Witness my hand and official seal at Westchester, N.Y. this 18 day of February, 2005.

Commission expires:

DELILA FOREHAND
Notary Public, State of New York
No. 01F06119250
Qualified in Bronx County
Commission Expires November 29, 20 08

Delila Forehand
Notary Public

DELILA FOREHAND NOTARY PUBLIC STATE OF NEW YORK

13250