Box 13
9321

SPECIAL WARRANTY DEED

La Trece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,170.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 4th Day of March 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
David R. Grimm	David R. Grimm	70-9-107
142 Dorris Road ~~3107 Curtis Street~~ (NAME)	142 Dorris Road (NAME)	
Portland TN 37148 ~~Nashville, Tennessee 37218~~ (ADDRESS)	Portland TN 37148 (ADDRESS)	
(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, The CIT Group/Consumer Finance, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Grimm, unmarried 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:

Being Lot No. 1 and the easterly 23 feet of Lot No. 2 on the Map of Bordeauxmont, not of record. Said Lot No. 1 and part of Lot No. 2 adjoin and front together 75 feet on the southwesterly margin of Curtis street and run back between parallel lines, with the northwesterly margin of Goodrich Avenue, 150 feet to the northeasterly line of Lot No. 5 of said Map.

This is improved property known as 3107 Curtis Street, Nashville, Tennessee, 37218.

Being the same property conveyed to The CIT Group/Consumer Finance, Inc., by deed of record in Instrument No. 20040407-0039382, corrected in Instrument No. 20050311-0027379, 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 3107 Curtis Street, Nashville, TN 37218
(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 express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warranty and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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.

RE-RECORD

Davidson County DEEDWARR
Recvd: 03/18/05 14:46 2 pgs
Fees:12.00 Taxes:0.00
20050318-0030103

Davidson County DEEDWARR
Recvd: 03/11/05 15:27 2 pgs
Fees:13.00 Taxes:159.73
[redacted]
20050311-0027380

Rerecord To reflect execution date

Witness my hand this. 4th day of MARCH 2005

Jennifer Gregory

Diane Bongalani

The CIT Group/Consumer Finance, Inc.

By: Darrell Johnson

DARRELL JOHNSON, V.P.

OK

STATE OF ~~TENNESSEE~~

COUNTY OF OK

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Darrell Johnson 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 the VP of CIT Group, a corporation, and that he as such VP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP.

Witness my hand and official seal at OKC, OK this.

Commission expires: 05-28-08

LADONNA HARVEY NOTARY PUBLIC # 04004887 EXP. 5/28/08 IN AND FOR CLEVELAND COUNTY STATE OF OKLAHOMA

LaDonna Harvey

Notary Public