Box 13 #9594

SPECIAL WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

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
Connie K. Shannon	New Owner	60-4-66
(NAME)	(NAME)	
3128 Oak Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(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 2004-1, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie K. Shannon, 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the plan of Oak Park Subdivision, as of record in Book 3600, page 84, Register's Office for said County.

Being the same property conveyed to GRP/AG REO 2004-1, LLC, by deed of record in Instrument No. 20040701-0078224, 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 3128 Oak Ridge Dr., Nashville, TN 37217
(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 warrant 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.

Davidson County DEEDWARR
Recvd: 04/06/05 13:55 2 pgs
Fees:13.00 Taxes:351.50

20050406-0037952

Witness my hand this

GRP/AG REO 2004-1, LLC

By:

Jennifer McGuinness

Natalie Bowden

Anthony Macchia

Authorized Person

state of New York

COUNTY OF Westchester

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Natalie Bowden 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 Authorized Person of GRP/AG REO 2004-1, LLC, a corporation, and that he as such Authorized Person executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Person

Witness my hand and official seal at 25th day of March, 2005 at White Plains.

Commission expires:

Ilonna Ashurova

Notary Public

ILONNA ASHUROVA
Notary Public, State of New York
No. 01AS6071137
Qualified in Kings County
Commission Expires March 11, 20[illegible]