2188

SPECIAL WARRANTY DEED

Box 186

Davidson County DEEDWARR
Recvd: 04/05/06 14:42 2 pgs
Fees:13.00 Taxes:446.96

20060405-0039226

Sarah Dresnske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Graef	Mortgage Resources, Inc.	95-1-6
(NAME)	(NAME)	
2104 Dearborn Drive	3441 Lebanon Pk., Ste. 113	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hermitage, TN 37076	
(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, AIG United Guaranty Residential Insurance Company HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Graef, 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:

Lot Number 79 on the Plan of Donelson Hills, of record in Plat Book 2331, Page 22, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charlotte A. Armstrong and Beatrice H. Armstrong, Unmarried, by Warranty Deed, as shown of record in Book 11242, Page 647, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to United Guaranty Residential Insurance Company by Special Warranty Deed of record in Instrument Number 20060405-0039225, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of AIG United Guaranty Residential Insurance Company by Candace Miller, President of Goodman Dean Corporate Real Estate Services as Attorney-In-Fact for AIG United Guaranty Residential Insurance Company pursuant to recorded Power of Attorney of record in Instrument Number 20060405-0039224, 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 2104 Dearborn Drive, Nashville, TN 37214

(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 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.

Witness our hands this 22 day of February, 2006.

United Guaranty Residential Insurance Company

Candice Miller

By: Candice Miller, President of Goodman Dean Corporate Real Estate Services, Attorney-in-Fact for United Guaranty Residential Insurance Company

STATE OF CALIFORNIA

COUNTY OF ORANGE

On this 22 day FEBRUARY, 2006, before me personally appeared Candice Miller, President of Goodman Dean Corporate Real Estate Services, the person who executed the foregoing instrument on behalf of United Guaranty Residential Insurance Company, and acknowledged that she/he/they executed the same as the free act and deed of the said United Guaranty Residential Insurance Company, through Power of Attorney granted Goodman Dean Corporate Real Estate Service by the said United Guaranty Residential Insurance Company.

Witness my hand and official seal at 4281 KATELLA, LOS ALAMITOS, CA 90720 this 22 day of February, 2006.

Commission expires: _____

ESI1 PHYLLIS B. BARTH COMM. #1524136 Notary Public-California ORANGE COUNTY My Comm. Exp. Nov 2, 2008 ESI1

Phyllis B Barth

Notary Public