SPECIAL WARRANTY DEED

PENNY CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES 9/20/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/06/06 14:32 2 pgs
Fees:13.00 Taxes:240.50

20060606-0066974

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT-0064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Wills	Ron Wills	108-08-0-B-003.00-CO
(NAME)	(NAME)	
1100 Quail Court	242 West Main St Ste 120	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, EquiCredit Corporation of America SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ron Wills, married

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 3, Lot Number 8 in a Horizontal Property Regime as shown on the Condominium Site Plan, Lots 7, 8, 9, 10, 11, 12, 13, 14 & 15 of Section 2 Quail Valley, as of record in Book 5200, Page 383, as revised in Book 5200, Page 395, Register's Office for Davidson County, to which reference is hereby made for a more complete description. (See NOTE I: Schedule B, Section I)

Being the same property conveyed to Helen Compton by Warranty Deed from TennReal, Inc. dated July 9, 1992, of record in Deed Book 5909, Page 616, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Vinod T. Zaver & Kalpesh R. Patel by Final Decree Confirming Sale dated January 26, 2005 of record in Instrument No. 20050208-0014736, said Register's Office. Further conveyed to Helen C. Compton by decree for Redemption recorded in Instrument No. 20060606-0066972, being recorded simultaneously herewith. Further conveyed to EquiCredit Corporation of America by Corrected Trustee's Deed recorded in Instrument No. 20060324-0034039 Davidson County Register of Deed's Office being re-recorded simultaneously herewith in Instrument No. 20060606-0066973 of said Register's Office

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ■ property, known as 1100 Quail Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Ron Wills and his/her/their assigns, forever.

Said EquiCredit Corporation of America, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

KM

IN WITNESS WHEREOF, the said EquiCredit Corporation of America, has executed this deed this 28th day of April, 2006.

EquiCredit Corporation of America by Select Portfolio Servicing Inc. f/k/a Fairbanks Capital Corp. as Attorney in Fact

By: _____

DAVID FRANCIS, DOC. CONTROL OFFICER

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared DAVID FRANCIS, DOC. CONTROL OFF, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Doc Control Officer of Select Portfolio Servicing, the Attorney in Fact of said EquiCredit Corporation of America, the within named bargainor, and that he/she as such Doc Control Officer, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20030108-0003651 in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 28th day of April, 2006

Notary Public

My Commission Expires: _____

Notary Public
DENNIS ULIBARRI
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

Notary Public
DENNIS ULIBARRI
3815 South West Temple
Salt Lake City, Utah 84
My Commission Expires
April 22, 2007
State of Utah

RETURN TO:

Resource Title Agency of Tennessee