SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Glenda Bastin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2006.

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

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

RT-0531

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royce Murray	Bank of the South	176-05-0-B-006.00-CO
(NAME)	(NAME)	
401 Hickory Woods Court	551 North Mt. Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Mt. Juliet, TN 37122	
(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, RMS Residential Properties LLC SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Royce Murray, and wife Linda Murray,

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Hickory Woods Estates Section "C" of record in Book 6900, Pages 884-887, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to EMC Mortgage Corporation by Substitute Trustee's Deed dated April 22, 2005 of record in Instrument No. 20050506-00651434, Register's Office for Davidson County, Tennessee. Same property being further conveyed to RMS Residential Properties, LLC by ~~Special Warranty Deed~~ * being recorded simultaneously herewith as Instrument No. 20060607-0067815, said Register's Office. * Quit-claim deed

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 401 Hickory Woods Court, Antioch, TN 37013
(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 Royce Murray, and wife Linda Murray and his/her/their assigns, forever.

Said RMS Residential Properties LLC, 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.

IN WITNESS WHEREOF, the said RMS Residential Properties LLC, has executed this deed this 26 day of April, 2006.

RMS Residential Properties LLC by Brighton Real Estate Services as Attorney in Fact

By: Kade Clark

Kade Clark - Vice President

Davidson County DEEDWARR
Recvd: 06/07/06 15:26 2 pgs
Fees:13.00 Taxes:647.50

20060607-0067817

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 Kade Clark - Vice President, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Brighton Real Estate Service, the Attorney in Fact of said RMS Residential Properties LLC, the within named bargainor, and that he/she as such Vice President, 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 Book _____, Page _____ or in Instrument Number X of record in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 26 day of April, 2006

*20060607-0067816

Notary Public

My Commission Expires: _____

[illegible]
[illegible]
[illegible]
[illegible]
My Commission Expires
June 9, 2007
State of Utah

RETURN TO:

Resource Title Agency of Tennessee