SPECIAL WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Stacy Kottett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

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

rtl556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Octavio Garcia	MiCasa of America	063-02-0-069.00
(NAME)	(NAME)	
1434 Ocoee Trail	1011 Cherry Ave	
(ADDRESS)	(ADDRESS)	
	Nashville, TN 37203	
Madison TN 37115		
(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, Fremont Investment & Loan, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Octavio Garcia, unmarried

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. 66 and the south one half of Lot No. 65 on the Map of Nawakwa Hills Powwow Addition, Section 2, as of Record in Book 974, Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Fremont Investnment & Loan by Substitute Trustee's Deed dated February 21st 2006 of record in Instrument No. 20060306-0025368 in the Davidson County Register of deed'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 1434 Ocoee Trail Madison 37115
(House Number, (Street)) (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 Octavio Garcia, and his/her/their assigns, forever.

Said Fremont Investment & Loan., 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.

Davidson County DEEDWARR
Recvd: 07/03/06 09:48 2 pgs
Fees:13.00 Taxes:394.05
20060703-0078945

FILE BOX 45

KM

IN WITNESS WHEREOF, the said Fremont Investment & Loan., has executed this deed this June 20, 2006

Fremont Investment & Loan

By Thomas M. Croft

AVP

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas M. Croft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the AVP respectively of the Fremont Investment & Loan, the within named bargainor, a corporation, and that he/she as such A.V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this June 20, 2006

Commission expires: July 17, 2009

Mary E Marshall
Notary Public

MARY E. MARSHALL
Commission # 1595633
Notary Public - California
San Bernardino County
My Comm. Expires Jul 17, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1556