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 $103,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2006

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

RT1800

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Anderson	Brian Anderson	076-05-0-014.00
(NAME)	(NAME)	
712 Hidden Hill Drive	143 Santa Fe Trail	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	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, PMI Mortgage Insurance Co., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Brian Anderson, a single person 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:

Real estate located in Davidson County, described as follows:

Lot Number 13 on the Plan of Hidden Hills, as of record in Plan Book 4860, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Johnetta Marcellus by Warranty Deed from Charles W. Thompson, III abnd wife, Pamela M. Thompson, and Gary Manookian and wife, Vickie Manookian dated November 28, 1988 and recorded on NOvember 30, 1988 in Book 7714, Page 625, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Clarence A. Marcellus by Quitclaim Deed from Johnetta Marcellus dated February 20, 1998 and recorded on February 25, 1998 in Book 10809, Page 628, said Register's Office. Said property being further conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed dated April 25, 2006 and recorded May 17, 2006 in Instrument Number 20060517-0057830, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PMI Mortgage Insurance Co., an Arizona Corporation, by Warranty Deed from Federal Home Loan Mortgage Corporation, dated July 21, 2006 and recorded simultaneously here with, in Instrument No. 20061019-0129847, Register's Office for Davidson County, Tennessee.

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 712 Hidden Hill Drive Hermitage 37076
(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 Brian Anderson, and his/her/their assigns, forever.

Said PMI Mortgage Insurance Co.., 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: 10/19/06 10:51 2 pg
Fees:13.00 Taxes:381.10

20061019-0129848

IN WITNESS WHEREOF, the said PMI Mortgage Insurance Co., an Arizona Corporation., has executed this deed this 31st day of August, 2006



PMI Mortgage Insurance Co., an Arizona Corporation by
Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp.,
as Attorney in Fact

By CHERYL E. KRUEGER, 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 CHERYL E. KRUEGER, DOC CONTROL OFFICER 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 Inc, the Attorney in Fact of said PMI Mortgage Insurance Co., an Arizona Corporation., 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 20060613-0070141 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 1st day of September, 2006

Notary Public

My Commission expires: _____

NOTARY PUBLIC
DEBRA REILLY
3815 So. West Temple
Salt Lake City, Utah 84115
My Commission Expires
January 24, 2010
STATE OF UTAH

RETURN TO:

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

RT1800