SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,200.00 113,400

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD CO., TN

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

RT2452

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren M Williams	SAME	163-11-0E
(NAME)	(NAME)	
2940 Baby Ruth Lane #21		348.00
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, Freemont Investment and Loan, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Lauren M Williams,

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:

Being all of Unit # 21, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Fremont Investment and Loan, by Substitute Trustee's Deed, by Arnold M. Weiss, as Substitute Trustee dated September 19, 2006, and recorded September 27, 2006, in Instrument No. 20060927-0119321, 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 2940 Baby Ruth Lane #21 Antioch 37013

(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 Lauren M Williams, and his/her/their assigns, forever.

Said Freemont Investment and 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: 12/01/06 15:48 2 pgs
Fees:13.00 Taxes:419.58

20061201-0148779

IN WITNESS WHEREOF, the said Freemont Investment and Loan., has executed this deed this November ___, 2006

Freemont Investment and Loan

By

THOMAS M. CROFT
AVP OF LOS[illegible] MITIGATION
FREMONT INVESTMENT & LOAN

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 and Loan, the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this November 2, 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

RT2452