Return to: Castleman Title
110 Glancy St., Ste.112
Goodlettsville, Tn 37072

(1)

Davidson County DEEDWARR
Recvd: 12/05/06 11:50 2 pgs
Fees:13.00 Taxes:551.30

20061205-0149932

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF November, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

RT2533

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reyna I. Gutierrez	Homecomings Financial, LLC	053-09-0-B 019.00 CO
(NAME)	(NAME)	
1245 Cheyenne Court	P. O. Box 650515	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Dallas, TX 75265-0515	
(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 Reyna I. Gutierrez, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 223 on the Plan of Section One, Cumberland Station at Wilson Camp, as of record in Instrument No. 20011009010759, Register's Office for Davidson County, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fremont Investment & Loan, by Substitute Trustee's Deed from Arnold M. Weiss, substitute trustee dated April 4, 2006, recorded April 13, 2006, in Instrument No. 20060413-0042325, 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 1245 Cheyenne Court (House Number, (Street)) Madison (City or Town) 37115 (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 Reyna I. Gutierrez, 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.

IN WITNESS WHEREOF, the said Fremont Investment & Loan., has executed this deed this November 17, 2006

Fremont Investment & Loan

By _____
THOMAS M CROFT
AVP OF LOAN [illegible]
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 & 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 17, 2006

Commission expires:

TIFFANY R. JOHNSON
Commission # 1445209
Notary Public - California
San Bernardino County
My Comm. Expires Oct 13, 2007

_____
Notary Public

RETURN TO:

Resource Title Agency of Tennessee
3731 Gallatin Pike, Suite B
Nashville, TN 37216

RT2533