SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/06 14:19 2 pgs
Fees:13.00 Taxes:402.93

20061215-0154932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF December, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JAN. 23, 2010

$108,900.00

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

RT1335

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rashad Jame Buchanan	Hamilton Mortgage Corp.	150-11-0 101.00
(NAME)	(NAME)	
417 S. Towne Court	1 Independence Plza	
(ADDRESS)	(ADDRESS)	
	Ste. 416	Loan #
Antioch TN 37013	Birmingham AL 35209	525061154
(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, Homesales, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Rashad Jame Buchanan,

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. 224 on the Plan of Towne Village of the Country Section 3 of record in Plat Book 5200, Page 268 and 269, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Homesales, Inc. by Substitute Trustee's Deed from William Timothy Hill, as Substitute Trustee, dated 04/26/2006, recorded 05/18/2006, of record in Instrument No. 20060518-0058654, in the 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 417 S. Towne Court 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 Rashad Jame Buchanan, and his/her/their assigns, forever.

Said Homesales, Inc.., 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 Homesales, Inc.., has executed this deed this December 4, 2006

Homesales, Inc.

By: ~~Curt~~ Sliwinski
Vice President

STATE OF Wisconsin

COUNTY OF Milwaukee

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Curt Sliwinski, 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 VP respectively of the Homesales, Inc.,, the within named bargainor, a corporation, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this December ~~4,~~ 8th 2006

Commission expires: 9/5/10

Arnette Colson
Notary Public

ARNETTE COLSON NOTARY PUBLIC STATE OF WISCONSIN

RETURN TO:

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

RT1335