SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

RT2279

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector J Martinez and Bertha Martinez	same	164-12-0 010.00
(NAME)	(NAME)	
1449 Laurel Oak Drive		
(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, PMI Mortgage Insurance Co., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Hector J Martinez and Bertha Martinez,

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, Tennessee, described as follows:

Being Lot No. 10 on the final plat of Meadow Woods, Second Revision, Phase 1, of record in Plat Book 9700, Page 570, Register's Office for Davidson County, Tennessee, to which referenced is hereby made for a more complete description.

Being the same property conveyed to Novastar Mortgage, Inc. by Successor Trustee's Deed from Robert S. Coleman, Jr. as Successor Trustee dated May 18, 2006 and recorded May 30, 2006 in Instrument Number 20060530-0063053, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PMI Mortgage Insurance Co. by Warranty Deed from NovaStar Mortgage, Inc. dated September 25, 2006, and recorded simultaneously here with in Instrument No. 20070103-0001062 ***, Register's Office 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 1449 Laurel Oak Drive 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 Hector J Martinez and Bertha Martinez, 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: 01/03/07 11:31 2 pgs
Fees:13.00 Taxes:388.13
20070103-0001063

IN WITNESS WHEREOF, the said PMI Mortgage Insurance Co.., has executed this deed this 12th day of December, 2006

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

PMI Mortgage Insurance Co. 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 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.,f/k/a Fairbanks Capital Corp., the Attorney in Fact of said PMI Mortgage Insurance Co.., 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 200606130070141 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of December, 2006

Emma Darger
Notary Public

My Commission expires: _____

NOTARY PUBLIC
EMMA DARGER
3815 So. West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
STATE OF UTAH

RETURN TO:

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

RT2279