RESOURCE TITLE AGENCY, INC.
375 Glensprings Rd., Suite 3[illegible]
Cincinnati, OH 45246 RT2310

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/07 10:17 2 pgs
Fees:13.00 Taxes:499.50
20070307-0028061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2007

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JESSIE J. FLYNN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 3, 2010

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

RT2310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rogelio Don	Rogelio Don	172-08-0-A 068.00
(NAME)	(NAME)	
5929 Retriever Court	SAME	
(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, WASHINGTON MUTUAL BANK, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO ROGELIO DON, a married man

AND HIS/HER/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:

Lot Number 68 on the Plan of Hunters Branch, Section Two-B, of record in Book 6900, page 336 and 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee dated February 21, 2006 and recorded February 27, 2006 in Instrument Number 20060227-0022189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Washington Mutual Bank by Quit Claim Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated November 7, 2006, and recorded simultaneously here with in Instrument No. 200703070028060 ***, 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 5929 Retriever Court (House Number, (Street)) Antioch (City or Town) 37013 (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 Rogelio Don, and his/her/their assigns, forever.

Said Washington Mutual Bank, 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 Washington Mutual Bank has executed this deed this January 15, 2007.

Signed, acknowledged and delivered in the presence of:

Washington Mutual Bank

Witness KELLY LIVINGSTON

By: Lorre L. Lettman
Its: Officer

Witness Harold J. Holbrook

Print names below signatures

State of Florida)
) ss
County of Duval)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorre L. Lettman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon her oath acknowledged herself to be the Officer of Washington Mutual Bank, the within named bargainor, a corporation, and that she, as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this January 15, 2007.

Notary Public
My commission expires:

Christy Havens
Commission # DD449128
Expires July 10, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

RETURN TO:

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

RT2310