Return:
McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1002-124
836000255

Davidson County DEEDWARR
Recvd: 04/11/07 13:27 3 pg
Fees:18.00 Taxes:185.00
20070411-0043428

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of February 2007, by GMAC Mortgage, LLC successor by merger to GMAC Mortgage Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Tennessee Equity Holdings, Inc., Grantee, the following land in Davidson County, Tennessee:

Being Lot Nos. 299 and 300 on the Map of Oakwood Park of record in Book 421, Page 12, Register's Office for said county.

Said Lots Nos. 299 and 300 adjoins and front together 62 feet on the westerly side of North 8th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed unto GMAC Mortgage in Trustee's Deed filed as instrument number 20060817-0101687.

Commonly known as: 1102 North 8th Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

GMAC Mortgage, LLC successor by merger to GMAC Mortgage Corporation

BY: _____

ITS: _____

Acknowledgment

State of Texas

)ss.

County of Dallas

On this day before me, a Notary Public, personally appeared Sara Waite, **to me personally well-known, who acknowledged that he/she is the** LSO, **of GMAC Mortgage, LLC successor by merger to GMAC Mortgage Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 27 **day of** February, 2007.

_____

Notary Public

My commission expires:

2-6-11

(Seal)

KEVIN NAM DAO
Notary Public, State of Texas
My Commission Expires
February 06, 2011

State of Tennessee
)ss.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th **day of** April, 2021.

Notary Public

My commission expires:

MY COMMISSION EXPIRES:
(Seal) July 24, 2010

AMY GERWIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

New **Property owner and party responsible for payment of taxes:**
Tennessee Equity Holdings, Inc.
1305 8th Ave South
Nashville, TN 37203

Send Tax Bills To:
Tennessee Equity Holdings, Inc.
1305 8th Avenue South
Nashville, Tennessee 37203

Parcel #08204005400

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211