SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August, 2007

Elaine Everhart
Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

ELAINE EVERHART State of Tennessee Notary Public DAVIDSON COUNTY

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

RT4323

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tori Thompson	Same as New Owner	091-01-0 090.00
(NAME)	(NAME)	
675 Park St		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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, Accredited Home Lenders, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tori Thompson, A Single Person

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. 7 on the plat of Rockmont Subdivision, as of record in Book 4300, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin Ponzetti and wife, Kristina J. Ponzetti by Warranty Deed from Randall E. Clinard and wife, Pamela G. Clinard dated April 19, 2005 and recorded April 26, 2005 in Instrument Number 20050426-0046402, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Accredited Home Lenders, Inc. by Trustee's Deed from Aaron Squyres as Successor Trustee dated June 20, 2007 and recorded June 25, 2007 in Instrument Number 20070625-0075570, 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 675 Park St Nashville 37209
(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 Tori Thompson, and his/her/their assigns, forever.

Said Accredited Home Lenders, 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.

Davidson County DEEDWARR
Recvd: 09/05/07 12:53 2 pgs
Fees:13.00 Taxes:307.10
20070905-0106593

IN WITNESS WHEREOF, the said Accredited Home Lenders, Inc.., has executed this deed this 31th day of August, 2007

Accredited Home Lenders, Inc.

By HENISH PULICKAL
AVP

STATE OF CA

COUNTY OF S.D.

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Henish Pulickal, known to me or satisfactorily proven ~~(on the basis of satisfactory evidence)~~ to be and acknowledges him/~~herself~~ to be the AVP of Accredited Home Lenders, Inc., the within named bargainor, and that he/~~she~~ as such ~~officer~~ AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained .

Witness my hand and Notarial Seal this 31th day of August, 2007

My Commission expires: 8/10/2010

Notary Public

J. ANDERSON
Commission # 1667036
Notary Public - California
San Diego County
My Comm. Expires Aug 10, 2010

RETURN TO:

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

RT4323