# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of **November, 2007,** by and between, **Green Tree Servicing, LLC** hereinafter called Grantor, and Brent Dongas and Maria Dongas, Married, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of **Davidson**, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 127 ON THE PLAN OF FOREST VIEW PARK, SECTION V, PHASE II, OF RECORD IN PLAT BOOK 6250, PAGE 458, IN THE REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly Known as: 3121 Kinwood Drive Antioch, TN 37013

Subject to 2008 Davidson County Taxes both hereby assumed by the Grantee.

Being all or part of the same property described in TRUSTEE'S DEED of record at INSTRUMENT NUMBER 200708270102726 in the Register's Office of DAVIDSON County, Tennessee..

Tax Parcel Number: 15009019900

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

**Green Tree Servicing, LLC**

BY: _____

TITLE: Authorized Signer

Davidson County DEEDWARR
Recvd: 12/07/07 12:40 2 pgs
Fees:13.00 Taxes:370.00

20071207-0141743

STATE OF Arizona
COUNTY OF Maricopa

Before me, a Notary Public in and for said State and County, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Authorized Signer of **Green Tree Servicing, LLC** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **Green Tree Servicing, LLC** by himself /herself as such officer.

WITNESS my hand and Notarial Seal at office this 3rd day of ~~November~~ December, 2007.

-SEAL-

BRADLEY S. JOHNSON
Notary Public - Arizona
MARICOPA COUNTY
My Comm. Exp. 9-30-11

Bradley S Johnson
Notary Public

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $100,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Jeff Mehrer
Affiant

Subscribed and sworn to before me this the 3rd day of ~~November~~ December, 2007.

Bradley S Johnson
Notary Public

My Commission Expires:

BRADLEY S. JOHNSON
Notary Public - Arizona
MARICOPA COUNTY
My Comm. Exp. 9-30-11

Owner's Mailing Address:
* 604 Water Way Court
Nashville, TN 37221

Property Address:
3121 Kinwood Drive
Antioch, TN 37013

Person or entity responsible for
The payment of taxes:
Brent and Maria Dengas
604 Water Way Court
Nashville, TN 37221

Prepared by:

**EDCO TITLE & CLOSING SERVICES, INC.**
**7990 TRINITY ROAD, SUITE 101**
**CORDOVA, TN 38018**
**07-0940JB**