SPECIAL WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2007

Notary Public

MY COMMISSION EXPIRES: 06/25/2010
(AFFIX SEAL)

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

3931 Gallatin Pike, Suite B, Nashville, TN 37216 (615)-782-8115

RT4678

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie A. Thompson	Wells Fargo Home Mtg	096-16-0 129.00
(NAME)	(NAME)	
3116 Blackwood Drive	PO Box 11701	
(ADDRESS)	(ADDRESS)	
	Newark, NJ 07101	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/21/07 11:19 2 pgs
Fees:13.00 Taxes:414.40

20071221-0146515

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, Consumer Solutions REO, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Melanie A. Thompson, unmarried, and Brenda J. Thompson, married,

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. 16, Section Two on the Plan of Larchwood of record in Plat Book 5200, Page 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sampson D. Mullins and wife, Debra L. Mullins by Warranty Deed from Michael W. Demus and wife, Nancy J. Demus dated February 9, 1990 and recorded February 13, 1990 in Book 8044, Page 638, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Rhonda Fourtunia, a married woman, by Warranty Deed from Sampson D. Mullins and wife, Debra L. Mullins dated August 6, 2004 and recorded August 12, 2004 in Instrument Number 20040812-0097403, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to FV-1, Inc. by Trustee's Deed from Matthew Smith as Co-Trustee dated August 22, 2007 and recorded August 29, 2007 in Instrument Number 20070829-0103797, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Consumer Solutions REO, LLC by Substitute Trustee's Deed from Matthew Smith, as Co-Trustee, dated August 22, 2007, recorded August 29, 2007, of record in Instrument No. 20070829-0103797, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Consumer Solutions REO, LLC by Quit Claim Deed from FV-1, Inc., dated October 22, 2007 of record in Instrument No. *20071221-0146513, 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 3116 Blackwood Drive Nashville 37214
(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 Melanie A. Thompson, and his/her/their assigns, forever.

Said Consumer Solutions REO, LLC., 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 Consumer Solutions REO, LLC., has executed this deed this 22nd day of October, 2007

Consumer Solutions REO, LLC, BY 406 Real Estate Services, Attorney in Fact

By _____

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 Jeff Jones, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Manager of 406 Real Estate Services the Attorney in Fact of said Consumer Solutions REO, LLC., the within named bargainor, and that he/she as such _____, 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 _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 22nd day of October, 2007

_____
Notary Public

My Commission expires: _____

BRYAN ROBINETTE
NOTARY PUBLIC - STATE OF UTAH
1415 S. MAIN STREET
SALT LAKE CITY, UT 84115
My Comm. Exp. 01/24/2010

RETURN TO:

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

RT4678