SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/08 14:23 3 pgs
Fees:18.00 Taxes:369.63
20080130-0009651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Karen Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2008

Notary Public

MY COMMISSION EXPIRES: 11/15/2010

(AFFIX SEAL)

BRIAN E. DAVIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B, Nashville, TN 37216, 615-782-8115

RT4585

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chloe Zarur	Chloe Zarur	051-14-0 003.00
(NAME)	(NAME)	
326 Walton Lane	326 Walton Lane	
(ADDRESS)	(ADDRESS)	
	Madison,TN 37115	
Madison TN 37115		
(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, WM Speciality Mortgage LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chloe Zarur, and Natalie Kaplan as Tenants in Common with Right of Survivorship 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:

Land in Davidson County, Tennessee, being the southwest part of Lot No. 15 on the Map of the Subdivision of the Herbert Anderson Tract, of record in Book 421, page 37, Register's Office for Davidson County, Tennessee, as described as follows: Beginning at a point in the northerly margin of Public Road at the common corner of Lots Nos. 15 and 16 on said Plan; thence with the dividing line between said lots northerly 314 feet to a point, thence at right angles parallel to the above mentioned road, easterly 105 feet to a point; thence southerly parallel to the dividing line between said Lots Nos. 15 and 16, southerly 314 feet to the northerly margin of Public Road; thence westerly with the northerly margin of said Road 105 feet to the point of beginning.

Being the same property conveyed to Jimmy Kleinert, Jr. and wife, Shelly Kleinert by Warranty Deed from Lucille Webb, unmarried, dated December 4, 1992 and recorded December 9, 1992 in Book 8808, Page 966, Register's Office for Davidson County, Tennessee, AND;

Being the Jose H. Elizondo, Jr., unmarried, by Warranty Deed from Jimmy Kleinert, Jr. and wife, Shelly Kleinert dated June 7, 2006 and recorded June 12, 2006 in Instrument Number 20060612-0069224, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to WM Speciality Mortgage LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated July 26, 2007 and recorded August 7, 2007 in Instrument Number 20070807-0094286, 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 ☒ property, known as 326 Walton Lane Madison 37115
improved
(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 Chloe Zarur, and his/her/their assigns, forever.

Said WM Speciality Mortgage 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 WM Specialty Mortgage LLC., has executed this deed this November 9, 2007

WM Specialty Mortgage LLC

By Susan Peterson Vice President

STATE OF South Carolina

COUNTY OF Florence

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Susan Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Officer respectively of the WM Specialty Mortgage LLC, the within named bargainer, a corporation, and that he/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 November 9, 2007

Commission expires: 8-1-2017

THOMAS KEVIN WELCH My commission expires NOTARY PUBLIC 08-01-2017 SOUTH CAROLINA

Thomas Kevin Welch Notary Public

RETURN TO:

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

RT4585

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009