# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/08 11:26 2 pgs
Fees:13.00 Taxes:442.91

20080222-0017466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,706.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 2008

Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

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

RT4801

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chasity Lynn Scott and Keinon J Brooks | SAME | 136-15-0-A 013.00 CO |
| (NAME) | (NAME) | |
| 3405 Old Anderson Road Unit 124 | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | | |
| (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, Residential Funding Company, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chasity Lynn Scott UNMARRIED and Keinon J Brooks UNMARRIED.

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 Unit No. 13, on the Plan of Watercrest Townhomes, Phase 1, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Don J. Hand, unmarried, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, dated February 26, 1999 and recorded March 4, 1999 in Deed Book 11369, Page 114, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Aaron Bankes and wife, Casey Bankes by Warranty Deed from Don J. Hand, unmarried, dated May 5, 2006 and recorded May 12, 2006 in Instrument Number 20060512-0055717, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Residential Funding Company, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated August 30, 2007 and recorded September 17, 2007 in Instrument Number 20070917-0110851, 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 3405 Old Anderson Road Unit 124 Antioch 37013
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 Chasity Lynn Scott and Keinon J Brooks, and his/her/their assigns, forever.

Said Residential Funding Company, 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 Residential Funding Company, LLC., has executed this deed this 22nd day of January, 2008

Residential Funding Company, LLC

By Richard Williams Vice President

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF TX

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard Williams known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP Authorized Signatory of Litton Loan Servicing LP the Attorney-in Fact of said Residential Funding Company, LLC., the within named bargainor, and that he/she as such VP, 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 20071128-0145204 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 22nd day of January, 2008

Pauline Winfrey
Notary Public

My Commission expires:

PAULINE WINFREY
MY COMMISSION EXPIRES
AUGUST 27, 2011

**RETURN TO:**

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

**RT4801**