SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/08 10:31 2 pgs
Fees:13.00 Taxes:569.80

20080303-0020666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 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

RT4639

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vida F Hillis	E-LOAN INC.	059-15-0-A 017.00 CO
(NAME)	(NAME)	
1029 Chateau Valley	6230 STONERIDGE MALL RD.	LOAN No
(ADDRESS)	(ADDRESS)	A1416147
Nashville TN 37207	PLEASANTON CA. 94588	
(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, EMC Mortgage, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Vida F Hillis, 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. 17 on the Final Plat, Phase 1, Chateau Valley of record in Book 6900, Page 893-895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reginald Gillespie and Anne E. Smith, Husband and Wife, by Warranty Deed from Cumberland Builders, Inc. dated October 31, 1996 and recorded November 12, 1996 in Book 10257, Page 410, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Reginald Gillespie by Quitclaim Deed from Anne E. Smith dated December 14, 1998, recorded March 15, 1999 in Book 11384, Page 341, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to EMC Mortgage by Trustee's Deed from Samuel S. High as Co-Trustee dated August 30, 2007 and recorded August 31, 2007 in Instrument Number 20070831-0104944, 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 1029 Chateau Valley Nashville 37207
(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 Vida F Hillis, and his/her/their assigns, forever.

Said EMC Mortgage., 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 EMC Mortgage., has executed this deed this 7th day of December, 2007

EMC Mortgage by Green River Capital as its Attorney in Fact

By _____

Magdalena Matthes
Vice President

GREEN RIVER CAPITAL COMPANY SEAL UTAH

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 Magdalena Matthes, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Green River Capital, the Attorney in Fact of said EMC Mortgage., the within named bargainor, and that he/she as such Vice President, 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 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 7th day of December, 2007

_____
Notary Public

My Commission expires: _____

Notary Public
HEIDI CROWTHER
9269 South Main, Suite 260
Salt Lake City, Utah 84115
My Commission Expires
October 9, 2010
State of Utah

RETURN TO:

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

RT4639