SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2008

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

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

RT5195

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Southard	Countrywide Bank	043-15-0 089.00
(NAME) 217 Farris Avenue	(NAME) 801 Crescent Center Dr #510	
(ADDRESS)	(ADDRESS) Franklin, TN 37067	Loan # 190852894
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, Homecomings Financial, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Stewart Southard, a/k/a Stewart R Southard, 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 Lot Nos. 16 and 17 on the map of Rock Hill Subdivision of Block "A" of the property of Mr. Emma W. Dismukes in the 11th Civil District of said County, described according to a survey made by Ewell Anderson, Surveyor, August of 1945 as follows: Beginning on the easterly margin of Farris Avenue at a point 650 ft. south of the property conveyed to McHale Farris and wife, by deed from Emma W. Dismukes, of record in Book 1244, Page 138, Register's Office for said County, said point being the corner of Lots Nos. 15 and 16; thence with the line between said two lots, easterly 200 ft., thence southwardly 100 ft. to the corner of Lots Nos. 17 and 18; thence with the line between said two lots, westwardly 200 ft. to the easterly margin of said avenue; thence with said avenue, northwardly 100 ft. to the beginning.

Being the same property conveyed to Krisha Lennail Brown by Warranty Deed from Daryl Webb and Donna Webb dated June 28, 2002 and recorded July 5, 2002 in Instrument Number 20020705-0080748, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Mark Lepera by Warranty Deed from Krisha Lennail Brown dated January 13, 2006 and recorded January 24, 2006 in Instrument Number 20060124-0008992, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Homecomings Financial, LLC by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated November 29, 2007 and recorded December 6, 2007 in Instrument Number 20071206-0141381, 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 217 Farris Avenue Madison 37115
(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 Stewart Southard, and his/her/their assigns, forever.

Said Homecomings Financial, 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.

Davidson County DEEDWARR
Recvd: 04/01/08 13:56 2 pgs
Fees:13.00 Taxes:277.13

20080401-0032612

IN WITNESS WHEREOF, the said Homecomings Financial, LLC., has executed this deed this March 5, 2008

Homecomings Financial, LLC

By

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jamey Davis, 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 Proc. Manag Assoc Junior Officer respectively of the Homecomings Financial, LLC , the within named bargainor, a corporation, and that he/she as such PMAJO, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this March 5, 2008

Commission expires: 03/03/10

Notary Public

DAWN ANN HARRIS
Notary Public, State of Texas
My Commission Expires
March 03, 2010

RETURN TO:

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

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