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 $49,000.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2008

Elaine Eversmeyer
Notary Public

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

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

RT5367

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Todd Chaplin	~~Robert Todd Chaplin~~	071-16-0-092.00
(NAME)	(NAME)	
913 Blue Ridge Drive	110 Hillsider Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Hendersonville, TN 37075	
(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, Consumer Solutions REO, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert Todd Chaplin, 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:

Described property located in Davidson County, Tennessee, to wit:

The easterly 50 feet of the westerly 220 feet of Lot Number 64 on the Map showing T.I. Ward's Resubdivision of Lots in William and Hayes Belleview Plan, as of record in book 974, Page 48, Register's Office for said County. Said part of Lot Number 64 fronts 50 feet on the northerly side of Blue Ridge Avenue formerly Peach Street, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Connie Arroyo, unmarried by Warranty Deed from Thi, LLC, dated July 14, 2006 and recorded on August 7, 2006 in Instrument No. 20060807-0096352, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Consumer Solutions REO, LLC by Substitute Trustee's Deed from Denise D. Griffin, Shapiro & Kirsch, LLP, dated December 28, 2007 and recorded on January 4, 2008 in Instrument No. 20080104-0001013, said Register's Office.

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 913 Blue Ridge Drive 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 Robert Todd Chaplin, 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.

Davidson County DEEDWARR
Recvd: 04/03/08 10:40 2 pgs
Fees:13.00 Taxes:181.30

20080403-0033716

IN WITNESS WHEREOF, the said Consumer Solutions REO, LLC., has executed this deed this 31st day of March, 2008

Consumer Solutions REO, LLC by
406 Real Estate Services, LLC

By
Attorney in fact

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 Authorized Signatory of 406 Real Estate Services, LLC the Attorney in Fact of said Consumer Solutions REO, LLC., the within named bargainor, and that he/she as such Authorized Signatory, 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 20071221-0146514 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this ~~21st~~ 31st day of ~~February~~ March, 2008

Notary Public

My Commission expires: 1/26/09

STATE OF UTAH
January 26, 2009
My Commission Expires
[illegible] South West Temple
[illegible] Lake City, Utah 84115
NOTARY PUBLIC
EVAN BARNARD

RETURN TO:

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

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