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 $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2008

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

RT6741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas J Martin and Shelby Dey	Franklin American Mortg.	108-04-0-A 114.00 CO
(NAME)	(NAME)	
1163 Fitzpatrick Road	501 Corporate Centre Dr	
(ADDRESS)	(ADDRESS)	Loan #
	Suite 400	1300582624
Nashville TN 37214	Franklin TN 37067	
(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, Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Nicholas J Martin unmarried and Shelby K. Dey 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 No. 61, Phase II, Section IVA, on the Plan of Villages of Larchwood, of record in Instrument Number 200009280096098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Clarence Mcadoo and wife, Latanya Mcadoo by Warranty Deed from T. F. Homes, LLC dated August 31, 2001 and recorded September 7, 2001 in Instrument Number 20010907-0097209, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated May 1, 2008 and recorded May 9, 2008 in Instrument Number 20080509-0048131, 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 1163 Fitzpatrick Road Nashville 37214
(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 Nicholas J Martin and Shelby Dey, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee, 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: 07/11/08 13:14 2 pgs
Fees:13.00 Taxes:566.10

20080711-0071446

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee, has executed this deed this 2nd day of July, 2008

Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee by Residential Funding Company LLC f/k/a Residential Funding Corporation, Attorney in Fact

By _____

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jason Purkiss, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee, the within named bargainor, and that he/she as such Junior Officer 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 200302060016740 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of July, 2008

Notary Public

My Commission expires: April 29, 2011

L. A. LANCASTER
Commission # 1735857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

RETURN TO:

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

RT6741