SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/08 09:07 2 pgs
Fees:13.00 Taxes:144.30
20080725-0076179

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 $39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 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

RT5778

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wilson	DAVID WILSON	072-10-0 123.00
(NAME)	(NAME)	
2835 Bronte Avenue	1305 GARTLAND AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	NASHVILLE TN 37206	
(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, ACT Properties, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO David Wilson, 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:

Real estate located in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Bronte Avenue, 247 feet south of the south margin of Litton Avenue; thence westerly at right angles 117 feet more or less to a point; thence southerly 50 feet to the northwest corner of the property conveyed to G.C. Duncan, by Deed of record in Book 1025, Page 109, Register's Office for said county; thence along Duncan's northerly line easterly 117 feet to the westerly margin of Bronte Avenue; thence with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to O.A. McDaniel and wife, Margaret McDaniel by Warranty Deed from Elizabeth L. Pointer, unmarried, dated January 31, 1966 and recorded February 13, 1966 in Book 3983, Page 706, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed by Affidavit of Heirship dated December 1, 2006 and recorded April 13, 2007 in Instrument Number 20070413-0044817, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Leon Pointer, III by Quitclaim Deed from Linda Fletcher dated December 7, 2006 and recorded April 13, 2007 in Instrument Number 20070413-0044820, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Leon Pointer, III by Quitclaim Deed from Pender Pointer dated December 5, 2006 and recorded April 13, 2007 in Instrument Number 20070413-0044819, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Leon Pointer, III by Quitclaim Deed from John Stinson dated December 4, 2006 and recorded April 13, 2007 in Instrument Number 20070413-0044821, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Leon Pointer, III by Quitclaim Deed from Diane Stinson dated December 1, 2006 and recorded April 13, 2007 in Instrument Number 20070413-0044818, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Tamara N. Dodd by Warranty Deed from Leon Pointer, III dated April 12, 2007 and recorded April 13, 2007 in Instrument Number 20070413-0044822, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to ACT Properties, LLC by Trustee's Deed from Toney Brasuell as Co-Trustee dated February 14, 2008 and recorded February 15, 2008 in Instrument Number 20080215-0015181, 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 2835 Bronte Avenue Nashville 37216
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 David Wilson, and his/her/their assigns, forever.

Said ACT Properties, 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 ACT Properties, LLC, has executed this deed this 3rd day of July, 2008

ACT Properties, LLC

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

By: Dennis Cook, REO Vice President
Select Portfolio Servicing, Inc.,
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 Dennis Cook, REO Vice President, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ~~Doc Control Officer~~ *of Select Portfolio Servicing Inc., the Attorney in Fact of said ACT Properties, LLC, the within named bargainor, and that he/she as such ~~Doc Control 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 20080725-0076178 of record in Register's Office for Davidson County, Tennessee.

*REO Vice President

Witness my hand and Notarial Seal this 3rd day of July, 2008

Julee Metters
Notary Public

My Commission expires: 4-15-12

NOTARY PUBLIC
JULEE METTERS
5960 So. Wahlquist Lane
Murray, Utah 84123
My Commission Expires
April 15, 2012
STATE OF UTAH

RETURN TO:

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

RT5778