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 $82,500.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 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

RT5823

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Fox	KEN FOX	149-13-0 032.00 /
(NAME)	(NAME)	
4813 Bowfield Drive	514 EVENTIDE	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	MURFREESBORO, TN 37130	
(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, Avelo Mortgage, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ken Fox, AN UNMARRIED MAN

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. 183 on the plan of Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul L. Wynn and Barbara C. Robinson, unmarried persons as joint tenants with right of survivorship, by Warranty Deed from Richard P. Haight and wife, Virginia M. Haight dated June 30, 1986 and recorded July 8, 1986 in Book 6910, Page 719, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Paul L. Wynn and Barbara C. Wynn, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, by Warranty Deed from Paul L. Wynn and Barbara C. Wynn, formerly known as Barbara C. Robinson, husband and wife who acquired title as unmarried individuals, as joint tenants with right of survivorship, dated November 15, 2006 and recorded February 12, 2007 in Instrument Number 20070212-0017816, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Avelo Mortgage, LLC by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated February 8, 2008 and recorded February 12, 2008 in Instrument Number 20080212-0013935, 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 4813 Bowfield Drive Antioch 37013
(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 Ken Fox, and his/her/their assigns, forever.

Said Avelo Mortgage, 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: 07/31/08 11:06 3 pgs
Fees:18.00 Taxes:305.25

20080731-0078512

IN WITNESS WHEREOF, the said Avelo Mortgage, LLC, has executed this deed this 21st day of July, 2008

Avelo Mortgage, LLC by M.D. Webb & Associates as it's Attorney in Fact *

By _____

*Power of Attorney of record in Instrument #200802150015180 RODC, TN

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of M. D. Webb & Associates, the Attorney in Fact of said Avelo Mortgage, LLC, the within named bargainor, and that he/she as such _____, 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 20080215-0015180 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st day of July, 2008

_____
Notary Public

My Commission expires: _____

RETURN TO:

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

RT5823

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 7/23/08 (Date) before me, MARY D. NGUYEN (Here Insert Name and Title of the Officer)

personally appeared Judy Harmer (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARY D. NGUYEN
Commission # 1594489
Notary Public - California
Orange County
My Comm. Expires Jul 15, 2009

Place Notary Seal Above

Signature _____ (Signature of Notary Public) MARY D. NGUYE

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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