Davidson County DEEDWARR
Recvd: 08/11/08 11:23 3 pg
Fees:18.00 Taxes:162.80
20080811-0082377

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
JOHN FREEMAN WILLIAMS, ET AL
2568 Salem Road
Montevallo, AL 35115

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP/PARCEL 050-10-2 223.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FORTY-FOUR THOUSAND AND NO/100 ($44,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **GRP LOAN, LLC,** has this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN FREEMAN WILLIAMS AND JONATHAN KYLE WILLIAMS, as tenants in common**, their heirs and assigns, the following described lot or parcel situated in the **Davidson County**, Tennessee, described, as follows:

BEING Lot No. 68B on the revision to Section Four, Chesapeake Homes, as shown on plat of record in Plat Book 6250, page 932 as amended in Book 6250, page 933, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to GRP Loan, LLC by Substitute Trustee's Deed, dated November 1, 2007, and of record as Instrument Number 20071204-0140337, Register's Office of Davidson County, Tennessee.

SUBJECT to Restrictions of record in Book 8284, page 164, Register's Office of Davidson County, Tennessee.

Property is being purchased AS IS condition.

TO HAVE AND TO HOLD the above described lot or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 2008 real estate taxes which are to be assumed by the GRANTEES, applicable zoning, building, and environmental regulations and all matters of record; and GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not

otherwise.

WITNESS this the 25 day of July, 2008.

GRP LOAN, LLC

BY: Kristin Tess

ITS: **Kristin Tess, Vice President**

STATE OF NEW YORK

COUNTY OF WESTCHESTER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristin Tess, Vice President**, _____ of GRP LOAN, LLC, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 25th day of July, 2008.

Yesica Mañon
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

YESICA MANON
Notary Public, State of New York
No. 01MA6135821
Qualified in Bronx County
Commission Expires 10/24/20 09

STATE OF NEW YORK NOTARY PUBLIC YESICA MANON

15922

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$44,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jonathan Kyle Williams
AFFIANT

SUBSCRIBED and sworn to before me, this the 1st day of August, 2008.

Da Nita Lane
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-19-2012