SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF September 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

Davidson County DEEDWARR
Recvd: 09/10/08 10:15 2 pg
Fees:13.00 Taxes:185.00

20080910-0092580

RT6198

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Beasley and Kerry Beasley	Ricky Beasley and Kerry Beasley	149-04-0-259.00 /
(NAME) 710 Clearwater Court	(NAME) 710 Clearwater Court	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217 (CITY) (STATE) (ZIP)	Nashville TN 37217 (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, Residential Funding Company, LLC fka Residential Funding Corporation, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ricky Beasley MARRIED and Kerry Beasley SINGLE, 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:

Land in Davidson County, Tennessee being Lot 13-A, Zone Lot Nos. 10-16, 18-43, Edge-O-Lake, Section 21, Plat Book 6250, Page 11, amending Book 5200, Page 577, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cammey L. Duke by Warranty Deed from Mark A. Adams, dated August 7, 2002 and recorded on August 29, 2002 in Instrument No. 20020829-0105014, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Residential Funding Company, LLC fka Residential Funding Corporation by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee dated March 6, 2008 and recorded on March 13, 2008 in Instrument No. 20080313-0025444, 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 710 Clearwater Court Nashville 37217
(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 Ricky Beasley and Kerry Beasley, and his/her/their assigns, forever.

Said Residential Funding Company, LLC fka Residential Funding Corporation., 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 Residential Funding Company, LLC fka Residential Funding Corporation., has executed this deed this September 4, 2008

Residential Funding Company, LLC fka Residential Funding Corporation

By Terri Acierno

STATE OF CA

COUNTY OF San Diego

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Terri Acierno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the AVP respectively of the Residential Funding Company, LLC fka Residential Funding Corporation , the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2008

Commission expires: 11-30-2011

Notary Public

SHAWN JIMENEZ
Commission # 1782637
Notary Public - California
San Diego County
My Comm. Expires Nov 30, 2011

RETURN TO:

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

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