SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/08 10:15 3 pg
Fees:18.00 Taxes:360.75

20081002-0100089

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 $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd 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

RT5573

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Joseph Wolf	SAME AS NEW OWNER	165-14-0 049.00
(NAME)	(NAME)	
1141 Blue Willow Court		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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 Christopher Joseph Wolf, 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. 52, on the plan of Pepper Tree Forest Subdivision, Section 3, as shown on the plat of record in Plat Book 7900, Page 249, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Billy D. Robbins, Jr., a Married Person, by Warranty Deed from Scott A. Butler and wife, Belinda Butler dated June 29, 1991 and recorded July 8, 1991 in Book 8392, Page 848, and re-recorded August 2, 1991 in Corrective Deed of record in Book 8412, Page 513, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Billy D. Robbins by Quitclaim Deed from Debra L. Robbins dated November 20, 1998 and recorded November 20, 1998 in Book 11214, Page 906, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Billy D. Robbins, Jr., a married man, by Quit Claim Deed from Robin J. Robbins, a married woman, dated June 6, 2003 and recorded June 24, 2003 in Instrument Number 20030624-0086619, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Billy D. Robbins, Jr. and wife, Nancy K. Robbins by Quit Claim Deed from Billy D. Robbins, Jr., married, dated November 18, 2006 and recorded December 4, 2006 in Instrument Number 20061204-0149415, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Avelo Mortgage, LLC by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated January 25, 2008, recorded February 12, 2008, of record in Instrument No. 20080212-0013932, Register's Office, 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 1141 Blue Willow Court 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 Christopher Joseph Wolf, 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.

IN WITNESS WHEREOF, the said Avelo Mortgage, LLC, has executed this deed this 30th day of July, 2008

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

By _____

* Power of Attorney of record in Instrument Number 200802150015180, RODCTN

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, knowledge me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of M.D. Webb & Associates, Inc., 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 29th day of July, 2008

_____
Notary Public

My Commission expires: _____

RETURN TO:

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

RT5573

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange

On 7/30/08 (Date) before me, MARY D. NGUYEN (Here Insert Name and Title of the Officer)

personally appeared Judy Hammer (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.

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

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

Place Notary Seal Above

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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