Record &
Return to:

Affordable Closings
2708 Westernhills DR.
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/09/08 14:05 4 pg
Fees:23.00 Taxes:399.23

20081009-0102558

This instrument prepared by:
Fidelity Residential Solutions
7330 San Pedro, Suite 300
San Antonio, TX 78216
580811 2065282
Marcy Rafferty

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) LeSeanda Sanders	(NAME) SunTrust Mortgage	MAP 136-10-B PARCEL 66.00C0
(STREET ADDRESS OR ROUTE NUMBER) 3565 Seneca Forest Drive	(STREET ADDRESS) 401 Commerce St. ste. 6100	
(CITY) Nashville, (STATE) TN 37217 (ZIP)	(CITY) Nashville (STATE) TN 37219 (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Prudential Relocation, Inc. a Corporation organized and exisiting under the laws of the State of Colorado, with an office and principal place of business at 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254, have this day bargained and sold, and do hereby transfer and convey unto the said LeSeanda Sanders, Unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 20081009010255 7 in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 107,900.00

Affiant

Subscribed and sworn to before me this the 2nd day of June, 2008.

My commission expires: 2/24/09 Notary Public Connie Hooper

(Affix seal)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

This is unimproved ( ), known as 3565 Seneca Forest Drive, Nashville, TN 37217
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 2nd day of June, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Prudential Relocation, Inc.

By: _____

Printed Name: Josh Asrar

Its: Asst- Sec

(Corporate Seal)

SEAL

STATE OF TEXAS
COUNTY OF BEXAR

Before me, V. Mayfield, a Notary Public of the State and County aforesaid, personally appeared Josh Acar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Asst Secretary of the Prudential Relocation, Inc., a corporation, the within named bargainor, a corporation, and that he as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Asst Secretary.

Witness my hand and official seal, at office in San Antonio, Texas, this 2 day of June, 2008.

V. Mayfield

(This area for official notarial seal)

Notary Public
My Commission Expires: August 30, 2011

V. MAYFIELD
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-30-2011

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of a Revision of Lots 31-32, 39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest, of record in Book 6250, page 49, as amended in Book 9773, page 172, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Prudential Relocation Inc. by warranty deed from Sue A. Habyan, an unmarried person of record in Book _____, page _____, said Register's Office.