Davidson County DEEDWARR
Recvd: 10/21/08 14:31 2 pgs
Fees:13.00 Taxes:554.63

20081021-0105636

WARRANTY DEED

G-MH-08-2533

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me this 17th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM LASSITER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Desiree Williams	Weichert Financial Services	
2533 McGinnis Drive (ADDRESS)	225 Littleton Road (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Morris Plains, NJ 07950 (CITY) (STATE) (ZIP)	73-10-58

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GLYNN ALAN ARNOLD AND ELLEN MAGALLANES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DESIREE WILLIAMS, hereinafter called the Grantee(s), their heirs and assigns, 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 22, MOSS ROSE ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 112, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. .

BEING THE SAME PROPERTY CONVEYED TO GLYNN ALAN ARNOLD AND ELLEN MAGALLANES BY SPECIAL WARRANTY DEED FROM LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORTGAGE PASS-THROUGH CERTIFICATES 1996-R1 BY OCWEN FEDERAL BANK FSB N/K/A OCWEN LOAN SERVICING LLC AS ATTORNEY IN FACT, RECORDED ON THE 21ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060821-0102881, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2533 McGinnis Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 17th day of October, 2008.

Glynn Alan Arnold

Ellen Magallanes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glynn Alan Arnold and Ellen Magallanes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of October, 2008.

Notary Public

My Commission Expires: 11/22/09

(SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903