SPECIAL WARRANTY DEED

KAREN WINKLER
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 $80,000.00

William S. Marquis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER 2008

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/23/08 10:04 2 pgs
Fees:13.00 Taxes:296.00

20081023-0106052

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT7741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
113 Apollo Ct W Land Trust U/T/A dated October 1,2008, Walter H Carter Trustee	113 Apollo Ct W Land Trust U/T/A dated October 1,2008, Walter H. Carter Trustee	149-09-0-129.00 /
(NAME) 113 Apollo Court West	(NAME) P.O. Box 1633	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Mr. Juliet TN 37121	
(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, Aurora Loan Services, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO 113 Apollo Ct W Land Trust U/T/A dated October 1,2008, Walter H Carter Trustee,

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:

A tract of Land, being Lot #213 of Subdivision of Reserve (erroneously typed as Reserce in prior conveyance) Parcels - Barclay Square, Sec. 1, situated in the 28th Councilmanic District of Davidson County, Tennessee, and recorded in Ins. No. 20030701-0090955, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bridgett Ross by Warranty Deed from Terrell Starks unmarried, dated January 28, 2005 and recorded on February 7, 2005 in Instrument No. 20050207-0014208, said Register's Office.

Being the same property conveyed to Aurora Loan Services, LLC by Trustee's Deed from Greg Ivester, Co-Trustee, dated August 7, 2008 and recorded on August 11, 2008 in Instrument No. 20080811-0082553, 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 113 Apollo Court West 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 113 Apollo Ct W Land Trust U/T/A dated October 1,2008, Walter H Carter Trustee, and his/her/their assigns, forever.

Said Aurora Loan Services, 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 Aurora Loan Services, LLC., has executed this deed this 10th day of October, 2008

Aurora Loan Services, LLC

By Alexandra Medina, Vice President

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alexandra Medina, Vice President, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Aurora Loan Services, LLC, ~~the Attorney in Fact of said~~ Aurora Loan Services, LLC., the within named bargainor, and that he/she as such Vice President, 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 \ \ \ \ \ \ \ \ \ \ \ \ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of October, 2008

Notary Public

My Commission expires: 11-15-08

Mary M. Brees
Notary Public
State of Colorado
My Comm Exp 11-15-08

RETURN TO:

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

RT7741