Davidson County DEEDWARR
Recvd: 10/28/08 12:41 4 pg
Fees:23.00 Taxes:645.65
20081028-0107485

After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. _____)
637947

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of August, **2008** by and between **WM Specialty Mortgage LLC**, party of the first part, and **Benjamin Snoddy and wife, Cari L. Snoddy**, party of the second part. *aka Benny L. Snoddy

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 76 on the Plan of Echo Hill Estates, Section 2, of record in Plat Book 6900 at Page 791, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed from Livingston C. Deal and Bernadette P. Deal to Floyd Frensley as set forth in Deed Inst# 20051010-0122218, recorded 10/10/08 in DAVIDSON County Records.

Being the same property conveyed to party of the first part by Deed of record in Instrument No. 20080408-0035420 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

WM Specialty Mortgage LLC

By: _____

Printed Name: HAROLD HOLBROOK

Title: Authorized Signer

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared HAROLD HOLBROOK, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signer of **WM Specialty Mortgage LLC**, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **WM Specialty Mortgage LLC.**

WITNESS my hand, at office, this 28 day of August, **2008**.

_____

Notary Public

BRENDA W. OXFORD
MY COMMISSION # DD 724202
EXPIRES: October 11, 2011
Bonded Thru Notary Public Underwriters

Commission Expiration: 10-11-2011

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
380 Solitude Circle
Goodlettsville, TN 37072

Tax Parcel ID Number: 033060A03800CO

Property Owner & Property Address/
Mail Tax Bills To:
Benjamin Snoddy
380 Solitude Circle
Goodlettsville, TN 37072

State of Florida
County of Dade

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$174,500.00,** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

JC/ —

Affiant HAROLD HOLBROOK

Subscribed and sworn before me this 27 day of August, **2008.**

Brenda W. Oxford

Notary Public

BRENDA W. OXFORD
MY COMMISSION # DD 724202
EXPIRES: October 11, 2011
Bonded Thru Notary Public Underwriters

Commission Expiration: 10-11-2011

This deed is prepared with information provided by the party of the first part without the benefit of a survey, title search or opinion of title pursuant to the parties' request.

F:\USERS\CHRIS\SERVICELINK DEEDS\SWD Snoddy Ben.wpd

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 76 on the Plan of Echo Hill Estates, Section 2, of record in Plat Book 6900 at Page 791, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed from Nationwide Trustee Services, Inc., Substitute Trustee to WM Specialty Mortgage LLC as described in Deed Inst. 20080408-0035420, Dated 3/27/2008, Recorded 4/8/2008, Davidson County Records.

Tax ID: 033-06-0A-028