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 $110,000.00

Charlotte A. Bethel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008

Karen Winkler
Notary Public

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

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

RT8031

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Leslie	SAME AS NEW OWNER	072-10-0-042.00 /
(NAME)	(NAME)	
2905 Scott Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/04/08 10:50 2 pgs
Fees:13.00 Taxes:407.00

20081104-0109602

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, Residential Funding Corp., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Joseph C. Leslie, 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:

Being a part of Lot No. 24 on the Plan of Keller's Subdivision of the Maxey Homeplace, as of record in Book No. 421, Page 86, said Register's Office, described as follows:

Beginning at a point in the westerly margin of Scott Avenue, being the Northeast corner of property conveyed to Billie D. Weaver and wife by Deed from James W. Robertson and wife, of record in Book 2696, Page 619, said Register's Office, thence along the Weaver's North line westerly 160 feet, more or less to a point in the line of lots Nos. 23 and 24, Weaver's Northwest corner; thence with the line between Lots Nos. 23 and 24 northerly 50 feet to a point: thence easterly 160 feet, more or less, with the original northerly line of the tract conveyed to the Grantors by deed of record in Book 1273, Page 100, to the westerly margin of said Scott Avenue, thence with the margin of same, southerly 50 feet to the beginning.

Being the same property conveyed to J.D. Young and wife, Velma Young, by Warranty Deed from Compass Development, LLC dated September 12, 2005 and recorded on October 3, 2005 in Instrument No. 20051003-0118412, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Residential Funding Corp. by Trustee's Deed from Toney Brasuell, Co-Trustee dated September 5, 2008 and recorded September 12, 2008 in Instrument Number 20080912-0093365, Register's Office for 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 2905 Scott Avenue (House Number, (Street)) Nashville (City or Town) 37216 (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 Joey Leslie, and his/her/their assigns, forever.

Said Residential Funding Corp.., 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 Residential Funding Corp., has executed this deed this October 13, 2008

Residential Funding Corp.

By _____

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jason Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Junior Officer respectively of the Residential Funding Corp. , the within named bargainor, a corporation, and that he/she as such Junior Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this October 13, 2008

Commission expires: April 29, 2011

_____
Notary Public

L. A. LANCASTER
Commission # 1735857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

RETURN TO:

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

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