Return To:

**Elite Title Company**
109 West Park Drive
Suite 350
Brentwood, TN 37027
#608457

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V3215-022
0038567467

Davidson County DEEDWARR
Recvd: 11/17/08 11:48 3 pgs
Fees:18.00 Taxes:380.73
20081117-0113155

# SPECIAL WARRANTY DEED
(Corporation)

**Special warranty deed made on the 27TH day of OCTOBER_, 2008, by Aurora Loan Services, LLC, by its duly authorized Attorney in Fact Single Source Property Solutions, Grantor.**

**Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Tai Van Nguyen and Lan Thi Nguyen,*Grantees, the following land in Davidson County, Tennessee:** *husband and wife,

**Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Greenwood Hills, Section Four, of record in Plat Book 5210, Page 77, Register's Office for said County, to which Plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Aurora Loan Services, LLC in Substitute Trustee's Deed filed as instrument number 20080418-0039588.**

**Commonly known as: 904 Bolster Court, Nashville, TN 37211.**

**TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.**

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.**

**Aurora Loan Services, LLC, by its duly authorized Attorney in Fact Single Source Property Solutions.**

**POA recorded book** * **page**_____

**BY:** _____

**ITS:CLOSING COORDINATOR**

*200811117-
0113154

**Acknowledgment**

**State of** Pennsylvania
)ss.
**County of Alleghney**_____

**On this day before me, a Notary Public, personally appeared Sharon Coran, to me personally well-known, who acknowledged that he/she is the Closing corodinator of** Single Source Property Solutions, **a corporation, as attorney-in-fact for Aurora Loan Services,LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

**Witness my hand and seal this 27th day of October, 2008.**

Karen A Held
**Notary Public**

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009
Member, Pennsylvania Association of Notaries

**My commission expires:**

10/24/09
**(Seal)**

State of TENNESSEE
)ss.
County of WILLIAMSON

**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, $102,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

**Grantee or Agent of Grantee**

**Subscribed and sworn to before me this** 13 **day of** NOVEMBER, 2009.

**Notary Public**

**My commission expires:**

**(Seal) My Commission Expires:**
Monday, September 03, 2012

JILL RODRIGUEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**Property owner and party responsible for payment of taxes:**
**Tai Van Nguyen**
**904 Bolster Court**
**Nashville, TN, 37211**

**Map No. 1340500 5100**

**Return to:**

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211