**return to: Box 10-B
Cohen & Cohen

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Deborah Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 2008

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8-23-2011
(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/17/08 15:36 2 pgs
Fees:13.00 Taxes:314.50

20081117-0113469

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

RT6888

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Home Rescue	Southern Home Rescue	061-06-0 164.00 /
(NAME) ~~547 Maplewood Lane~~	(NAME) P. O. Box 891	
(ADDRESS) P. O. Box 891	(ADDRESS) Madison, TN 37116	
~~Nashville TN 37216~~ Madison, TN 37116 (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, Residential Funding Real Estate Holdings, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Southern Home Rescue,

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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 12 on the Plan of Gra-Mar Acres, Section 14, of record in Book 4300, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Royce E. Love by Warranty Deed from Martin S. Komisar and wife, Frada M. Komisar dated December 19, 2001 and recorded January 22, 2002 in Instrument Number 20020122-0008477, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Residential Funding Real Estate Holdings, LLC by Trustee's Deed from Aaron L. Squyres, Successor Trustee, dated October 15, 2008 and recorded October 20, 2008 in Instrument Number 20081020-0104822, 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 547 Maplewood Lane Nashville 37216
(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 Southern Home Rescue, and his/her/their assigns, forever.

Said Residential Funding Real Estate Holdings, 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 Residential Funding Real Estate Holdings, LLC., has executed this deed this November 10, 2008

Residential Funding Real Estate Holdings, LLC

By Cathy Crawford

STATE OF Texas

COUNTY OF Dallas

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cathy Crawford, 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 LSO respectively of the Residential Funding Real Estate Holdings, LLC, the within named bargainor, a corporation, and that he/she as such LSO, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this November 10, 2008

Commission expires: 05-28-2012

Notary Public

JUSTIN S. JUNG
Notary Public, State of Texas
My Commission Expires
May 28, 2012

RETURN TO:

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

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