RT 7177

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 $75,000.00

William S. Marcuchi
Affiant

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

Karen Winkler
Notary Public

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

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

RT7177

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Kenerson and Cassandra Kenerson	Kevin & Cassandra Kenerson	042-08-0 130.00 /
(NAME)	(NAME)	
917 Heritage View Court	1938 Huse ik Road	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Greenbrier TN 37073	
(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, Consumer Solutions REO, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kevin Kenerson and Cassandra Kenerson,
Husband and Wife

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 Heritage View Subdivision, Section One, as of record in Book 6900, page 772, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Wayne Harrison, unmarried, by Warranty Deed from Norman S. Harber and wife, Renita L. Harber dated May 2, 1995 and recorded May 3, 1995 in Book 9662, Page 872, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Consumer Solutions REO, LLC by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated June 12, 2008 and recorded June 20, 2008 in Instrument Number 20080620-0063575, 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 917 Heritage View Court Madison 37115
(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 Kevin Kenerson and Cassandra Kenerson, and his/her/their assigns, forever.

Said Consumer Solutions REO, 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.

Davidson County DEEDWARR
Recvd: 11/20/08 14:00 2 pgs
Fees: 13.00 Taxes: 277.50

20081120-0114375

IN WITNESS WHEREOF, the said Consumer Solutions REO, LLC., has executed this deed this 3rd day of November, 2008

Consumer Solutions REO, LLC by 406 Real Estate Services, LLC, Attorney in Fact

406 Real Estate Services, LLC
as Attorney in Fact
By:

By Its: Authorized Signatory

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared KRISTY WOMACK, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AUTHORIZED SIGNATORY of 406 Real Estate Services, LLC, the Attorney in Fact of said Consumer Solutions REO, LLC., the within named bargainor, and that he/she as such Authorized Signatory, 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 20070904-0105691 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 3rd day of November, 2008

My Commission expires: 8/12/09

Notary Public

ERIN RUSSELL
NOTARY PUBLIC - STATE OF UTAH
515 SOUTH 400 EAST, 2ND FLOOR
SALT LAKE CITY, UT 84111
My Comm. Exp. 08/12/2009

RETURN TO:

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

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