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 $85,000.00

Sharon L. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 2008

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9/13/2012
(AFFIX SEAL)

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

RT8185

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rob Darnell	Rob Darnell	064-12-0-A 904.00 CO /
(NAME) 904 Old Fountain Place	(NAME) 8251 Greenbrier Rd.	
(ADDRESS)	(ADDRESS) Joelton TN 37080	
Hermitage TN 37076		
(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, Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Rob Darnell, a married 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:

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 904 of Fox Run Condominium, Section 2, as shown by plat of record in Plat Book 5200, Page 148, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lynda B. Nicula, unmarried, by Warranty Deed from Gary Bedford Gentry and Phillip Wayne Gentry dated October 18, 2001 and recorded October 23, 2001 in Instrument Number 20011023-0115540, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated September 18, 2008 and recorded September 24, 2008 in Instrument Number 20080924-0097024, 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 904 Old Fountain Place Hermitage 37076
(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 Rob Darnell, and his/her/their assigns, forever.

Said Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law., 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: 11/21/08 11:14 2 pgs
Fees:13.00 Taxes:314.50

20081121-0114621

IN WITNESS WHEREOF, the said Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law., has executed this deed this 28th day of October, 2008

Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law

By

April Clark

Kelly Livingston
Officer

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kelly Livingston, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Officer of Washington Mutual Bank, as successor-in-interest to Long Beach Mortgage Company by operation of law., the within named bargainor, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this ~~28th~~ 12th day of ~~October~~ November, 2008

Notary Public

My Commission expires: 08-22-2011

MELONYE H. NADEAU
MY COMMISSION # DD674406
EXPIRES: August 22, 2011
Fl. Notary Discount Assoc. Co.

RETURN TO:

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

RT8185