THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 12/09/08 14:09 3 pgs
Fees:18.00 Taxes:836.20
20081209-0118879

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of November, 2008 by and between **Aurora Loan Services, LLC**, hereinafter called Grantor, and **Amos B. Maley and Sue Anna Dowdy Maley**, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee UNIT No. 303, on the plan of Ambrose Condominiums, according to the Master Deed of record in Instrument No. 20051013-0123722, in the Register's Office of Davidson County, Tennessee, and more particularly described in Exhibit " C" of said Master Deed as amended in Instrument No. 20060302-+0024168 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20071213-0143490, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

7053-076243-LC

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 19 day of November, 2008.

Aurora Loan Services, LLC

BY: Nancy Holland

TITLE: _____

Goodman Dean, Inc.
Attorney in Fact for
Aurora Loan Servicing, LLC

STATE OF California

COUNTY OF Orange

Before me, a Notary Public of the state and county mentioned, personally appeared, Nancy Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Escrow Coordinator of GOODMAN DEAN, INC., and who acknowledged that he/she as Escrow Coordinator, being authorized so to do, executed and delivered the foregoing instrument on behalf of AURORA LOAN SERVICES, LLC, as its attorney in fact and as the free act and deed of the within named AURORA LOAN SERVICES, LLC.

Witness my hand and seal, this 19 day of November, 2008.

Maria D. Gonzalez
Notary Public

My commission expires: 8-7-2012, August 7, 2012

****

Property Address: 162 4th Avenue North 303, Nashville, TN 37219
Parcel # 093-06-1-F;303.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Amos B. Maley and Sue Anna Dowdy Maley
164 4th Ave. North, Unit RU 303
Nashville, TN 37219

STATE OF TN
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 226,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF November, 2008.
Notary Public
My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

7053-076243-LC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange

On November 19, 2008 (Date) before me, Maria G. Gonzalez, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Nancy Holland (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria G. Gonzalez (Signature of Notary Public)

MARIA G. GONZALEZ
Commission # 1806580
Notary Public - California
Orange County
My Comm. Expires Aug 7, 2012

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: November 19, 2008 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Nancy Holland
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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