THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 12/10/08 10:04 3 pgs
Fees:18.00 Taxes:416.25
20081210-0119068

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21 day of Oct, 2008 by and between **Aurora Loan Services**, hereinafter called Grantor, and **Rashondalyn Nixon**, her 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, being Lot No. 108 on the Plan of Section Two, Haynes Estates, of record in Book 4175, page 13, Register's Office for said County. Said Lot No. 108, which is a corner lot, fronts 88.06 feet on the westerly margin of Ames Drive and fronts 75.28 feet on the westerly margin of Ames Drive and fronts 75.28 feet on the northerly margin of Lytle Drive, said frontages being joined by a curve having a length of 39.92 feet and extends back 106.33 feet on the northerly line and 110.00 feet on the westerly line to a point of intersection.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20080806-0080932, 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.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 21 day of Oct, 2008.

Aurora Loan Services

BY: _____

TITLE: AVP

STATE OF CO

COUNTY OF Douglas

Before me, the undersigned Notary Public in and for said County and State, personally appeared Marlene Mais 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 the AVP, of Aurora Loan Services, the within named bargainor, a Corporation, and that as such AVP executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Aurora Loan Services.

Witness my hand and Official Seal at office this 21 day of Oct, 2008.

_____

Notary Public

My Commission Expires: RENAE CANO NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES 10/25/2009

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Property Address: 3000 Lytle Drive, Nashville, TN 37218
Parcel # 059 100-131.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Rashondalyn Nixon
United Wholesale Mortgage
555 South Adams Road
Birmingham, MI 4809

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or true value, whichever is greater, for this transfer is $ 112,500.00

Affiant

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

Notary Public

My Commission Expires: MAR 10 2012

NOTARY PUBLIC AT LARGE MAXINE J. ROGERS DAVIDSON COUNTY, TENNESSEE

2124-075828-LC

Certificate of Authenticity

I, Jennifer C Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

My Commission Expires: MAR 10 2012

Notary's Seal (If on paper)

