File No. 281100421

SPECIAL WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF ~~NOVEMBER~~ DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/4/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/12/08 09:32 2 pgs
Fees:13.00 Taxes:399.60
20081212-0119597

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Starks	Mortgage Investors Group	Map 150-09-0-088.00
(NAME)	(NAME)	
2945 Owendale Drive	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, Tennessee 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The CIT Group/Consumer Finance Inc., A Delaware Corporation** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Starks,** a married man HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Section Four, Phase One, Forest View Park, of record in Plat Book 5800, Page 289, and amended in Book 6220, Page 646, Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon A. Harvey and wife, Maren W. Harvey, by Warranty Deed from Kenneth P. Knowles and wife, Suzanne M. Knowles, of record in Instrument 20070301-0025472, dated February 26, 2007 and filed for record on March 1, 2007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The CIT Group/Consumer Finance, Inc. by Substitute Trustee's Deed from Trustee Management Company, Successor Trustee, of record in Instrument 20080815-0083948, dated August 11, 2008 and filed for record on August 15, 2008, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 5800, Page 289, amended in Plat Book 6220, Page 646, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 6312, Page 609, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2945 Owendale Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, HIS heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, HIS heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 24th day of November, 2008.

The CIT Group/Consumer Finance Inc.

By: _____
Mindi Hernandez AUTHORIZED SIGNATORY

Attest: _____ ROY LACEY
Asst. Secretary

STATE OF Oklahoma

COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mindi Hernandez AUTHORIZED SIGNATORY with whom I am personally acquainted and who proved himself/herself to be the of The CIT Group/Consumer Finance, Inc. a ~~Tennessee~~ Delaware Corporation, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 24th day of November, 2008.

Commission expires:

_____ Notary Public

NANCY ORTIZ NOTARY # 04008855 EXP. 09/24/12 PUBLIC STATE OF OKLAHOMA

File Number: 281100421

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122