# 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 $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2008

Notary Public

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

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

RT6959

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Louis R Deken | LOUIS R DEKEN | 165-14-0 017.00 / |
| (NAME) | (NAME) | |
| 4681 Chutney Drive | P.O. BOX 41693 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | NASHVILLE TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 12/29/08 10:41 2 pgs
Fees:13.00 Taxes:362.60

20081229-0122763

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, Avelo Mortgage, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Louis R Deken, 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:***

***Being Lot No. 301 of the plan of Peppertree Forest, revised, Section 11, as of record in Plan Book 8250, Page 118, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.***

***Being the same property conveyed to Erica Watkins, an unmarried woman, by Warranty Deed from Allison Lennine Billings dated July 21, 2008 and recorded July 26, 2006 in Instrument Number 20060726-0090170, Register's Office for Davidson County, Tennessee, AND;***

***Being the same property conveyed to Avelo Mortgage, LLC by Trustee's Deed from Toney Brasuell as Co-Trustee dated May 15, 2008 and recorded May 16, 2008 in Instrument Number 20080516-0050591, 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 4681 Chutney Drive Antioch 37013
(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 Louis R Deken, and his/her/their assigns, forever.

Said Avelo Mortgage, 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.

IN WITNESS WHEREOF, the said Avelo Mortgage, LLC., has executed this deed this 12th day of November, 2008

Avelo Mortgage, LLC

By: _____

J. LYNN BURROW
ASSISTANT VICE PRESIDENT

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared J. LYNN BURROW, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ~~Authorized Signatory~~ of Litton Loan Servicing, LP, the Attorney in Fact of said Avelo Mortgage, 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 20081229-0122762 Register's Office for Davidson County, Tennessee.

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

_____
Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

**RETURN TO:**

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

**RT6959**