Davidson County DEEDWARR
Recvd: 01/28/09 09:19 2 pgs
Fees:13.00 Taxes:203.96
20090128-0007281

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17 day of December, 2008 by and between Aurora Loan Services, hereinafter called Grantor, and Jacob Hargis, his 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:

Situated in Davidson County, Tennessee, being Unit No. 144 on the Plan of Condominiums, of record in Plat Book 7900, page 560, with annexation of land in Book 8684, page 880, having been corrected amended and restated n Book 8870, page 546 and Book 9020, page 155, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20080617-0062394, 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 17 day of December, 2008.

AURORA LOAN SERVICES

BY: _____

TITLE: AVP

STATE OF Colorado

COUNTY OF Douglas

Before me, the undersigned Notary Public in and for said County and State, personally appeared Charlene Maes 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 such Charlene Maes executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AVP.

Witness my hand and Official Seal at office this 17 day of December, 2008.

Melissa Romero

Notary Public

Melissa Romero
NOTARY PUBLIC
State of Colorado
My Commission Expires Nov 04, 2012

My Commission Expires: 11-04-2012

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Property Address: 144 Pepper Ridge Circle, Antioch, TN 37013
Parcel # 149-0-0A-144.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Jacob Hargis
P.O. Box 1133
Goodlettsville, TN 37070

STATE OF TENNESSEE,
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 55,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2009.

Notary Public

My Commission Expires: 3-31-2010

KATHY S. RUFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP: 3-31-2010