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 $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009

Notary Public

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

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

RT7819

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua A Morse and Stacy K Morse	SAME AS NEW OWNER	108-12-0 255.00 /
(NAME)	(NAME)	
3217 East Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, RMS Residential properties, LLC, as Owner Designee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Joshua A Morse and Stacy K Morse, Husband and Wife

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. 80 on the Plan of Section 5, Trailwood Subdivision, of record in Book 6900, Page 477, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Haynes by Warranty Deed from Peggy M. Dukehart, now Adams, unmarried, dated November 18, 2005 and recorded December 6, 2005 in Instrument Number 20051206-0146310, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to RMS Residential properties, LLC, as Owner Designee by Substitute Trustee's Deed from Shapiro and Kirsch, LLP dated August 4, 2008 and recorded August 22, 2008 in Instrument Number 20080822-0086551, 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 3217 East Lake Drive Nashville 37214
(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 Joshua A Morse and Stacy K Morse, and his/her/their assigns, forever.

Said RMS Residential properties, LLC, as Owner Designee., 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.

Davidson County DEEDWARR
Recvd: 02/05/09 09:35 2 pgs
Fees:13.00 Taxes:518.00

20090205-0009837

IN WITNESS WHEREOF, the said RMS Residential properties, LLC, as Owner Designee, has executed this deed this 12th day of December, 2008

RMS Residential properties, LLC, as Owner Designee

Brighton Real Estate Services, LLC
as Attorney in Fact

By: _____

By Its: _____

STATE OF Utah

COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Brennan Clark, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Brighton Real Estate Services, LLC, the Attorney in Fact of said RMS Residential properties, LLC, as Owner Designee., the within named bargainor, and that he/she as such VICE PRESIDENT, 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 20080107-0006816, Register's Office for Davidson County, Tennessee.

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

Anne McGrail
Notary Public

My Commission expires: 06-05-2011

ANNE McGRAIL
NOTARY PUBLIC - STATE OF UTAH
8277 OAK ACORN COURT
WEST JORDAN UT 84088
My Comm. Exp. 06/05/2011

RETURN TO:

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

RT7819