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 $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF February 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2010

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/13/09 12:19 2 pgs
Fees:13.00 Taxes:296.00

20090213-0012769

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

RT1819

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittni N Kemper	SAME	9508002700 /
(NAME)	(NAME)	
313 Rachel Road		
(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, Residential Funding Real Estate Holding, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Brittni N Kemper, A Single Woman

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:
Being Lot No. 182, Eva-Mor Heights Subdivision, Section III as of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the North margin of Tamworth Drive at the corner of Lots 182 and 183, thence northwestwardly with the line corner of Lots 182 and 183; thence southwestwardly with the line between said lots, 106.2 feet to a point, the Southeast corner of Lot 181; thence with the line between Lots 181 and 182, westward;u 115.4 feet to a point in the East margin of Rachel Drive; thence with the margin of the same southwardly 119.3 feet to a point, the beginning of a curve; thence southeastwardly around said curve, 33.77 feet to a point in the North margin of Tamworth Drive; thence eastwardly with the margin of the same 152.22 feet to the beginning.

Being the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C. as Substitute Trustee, dated March 10, 2005 and recorded on March 18, 2005 in Instrument No. 20050318-0029795, Register's Office for Davidson County, Tennessee.

Subject property also being conveyed to JPMorgan Chase Bank as Trustee by Quitclaim Deed from Douglas Weaver Templeton, dated May 9, 2008 and recorded on May 23, 2008 in Instrument No. 20080523-0053008, said Register's Office.

Being the same property conveyed to Residential Funding Real Estate Holding, LLC by Quitclaim Deed from JPMorgan Chase Bank, N.A. as Trustee, dated December 3, 2008, recorded simultaneously herewith, of record in Instrument No. 20090213-0012768 Register's Office, 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 313 Rachel Road 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 Brittni N Kemper, and his/her/their assigns, forever.

Said Residential Funding Real Estate Holding, 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 Residential Funding Real Estate Holding, LLC, has executed this deed this 19th day of December, 2008

Residential Funding Real Estate Holding, LLC

By _____

Jennifer Peters

STATE OF ~~CALIFORNIA~~ TX

COUNTY OF ~~SAN DIEGO~~ Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jennifer Peters, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP - SO of Residential Funding Real Estate Holding, LLC, the within named bargainor, and that he/she as such CSO, being authorized so to do, executed the foregoing instrument for the purposed therein contained .

Witness my hand and Notarial Seal this 19th day of December, 2008

E Evelyn Brown
Notary Public

My Commission expires: 11-02-2012

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2012

RETURN TO:

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

RT1819

313 Rachel Road
Nashville, TN 37214