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 $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY 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

RT7004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Althea Lovell	SAME AS New Owner	075-09-0 072.00 /
(NAME)	(NAME)	
244 Bonnacroft Drive		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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, Consumer Solutions REO, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Althea Lovell, UNMARRIED

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. 101, on the plan of Hermitage Hills, Section 1, of record in Plat Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cason L. Walker by Warranty Deed from William A. Baker, II dated September 8, 2008 and recorded September 14, 2006 in Instrument Number 20060914-0114011, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Consumer Solutions REO, LLC by Trustee's Deed from Greg Ivester as Co-Trustee dated May 12, 2008 and recorded May 14, 2008 in Instrument Number 20080514-0049411, 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 244 Bonnacroft Drive Hermitage 37076

(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 Althea Lovell, and his/her/their assigns, forever.

Said Consumer Solutions REO, 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.

Davidson County DEEDWARR
Recvd: 03/02/09 10:46 2 pgs
Fees:13.00 Taxes:281.20

20090302-0017950

IN WITNESS WHEREOF, the said Consumer Solutions REO, LLC, has executed this deed this 20th day of February, 2009

Consumer Solutions REO, LLC
406 Real Estate Services, LLC
as Attorney in Fact

By: _____

By Its: Authorized Signatory

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 KIPP EGES, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AUTHORIZED SIGNITORY of 406 REAL ESTATE SERVICES, the Attorney in Fact of said Consumer Solutions REO, LLC, the within named bargainor, and that he/she as such AuthorizedSignatory, 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 20080529-0054699 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 20th day of February, 2009

Notary Public

My Commission expires: _____

ERIN RUSSELL
NOTARY PUBLIC - STATE OF UTAH
515 SOUTH 400 EAST, 2ND FLOOR
SALT LAKE CITY, UT 84111
My Comm. Exp. 08/12/2009

RETURN TO:

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

RT7004