This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37130
File Number 08-000599

BILL GARRETT, Davidson County
T20090017970 DEEDWARR
Recvd: 03/18/09 08:56 4 pgs
Fees:23.00 Taxes:1054.50
20090318-0024233

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) George T. McBride and Patricia Ann McBride	(Name) George T. McBride and Patricia Ann McBride	64.02-0-11.00
(Address) 210 Barley Mill Road	(Address) 210 Barley Mill Road	
(City) (State) (Zip) Old Hickory TN 37138	(City) (State) (Zip) Old Hickory TN 37138	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Aurora Loan Services, LLC,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **George T. McBride and Patricia Ann McBride,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **64.02-0-11.00**

☒ Improved OR

☐ Unimproved property located at: **210 Barley Mill Road, Old Hickory, TN 37138** in Davidson, Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 3-2-09, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

*LLC

Aurora Loan Services, by and through their duly appointed Attorney-in-Fact
Select Portfolio Servicing Inc. fka Fairbanks Capital Corp.

By: _____
Name: _____
Title: CHERYL E. KRUEGER, DOC. CONTROL OFFICER

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

State of UTAH
County of SALT LAKE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the ~~CHERYL E. KRUEGER, DOC. CONTROL OFFICER~~ (Title of Person signing) of Select Portfolio Servicing, Inc (Name of Company), as Attorney in Fact for Aurora Loan Services, the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

*LLC

Witness my hand and official seal, at office located in UTAH this MARCH 2, 2009

MELISSA LISTUL
Notary Public State of Utah
My Commission Expires on:
October 10, 2012
Comm. Number: 576415

Notary Public
My Commission Expires: _____

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn before me this 3/12/2009.

Notary Public
My Commission Expires: _____

GINNY MICHELIZZI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires November 30, 2009

EXHIBIT "A"

All that certain parcel of tract of land lying and being in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on plan of Brandywine Farms, Section 5, of record in Plat Book 4175, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This being the same property conveyed by Corrective Substitute Trustees Deed by Nationwide Trustee Services, Trustee, to Aurora Loan Services, LLC filed of record _____, in Instrument No. 20090319 0024231 in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.