SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090018736 DEEDWARR
Recvd: 03/20/09 13:40 2 pgs
Fees:13.00 Taxes:388.13
20090320-0025220

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

(X) Frank T Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 2009

Notary Public

MY COMMISSION EXPIRES: 1-23-2011

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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

RT8391

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank T Nelson	Frank T. Nelson	135-16-0 036.00/
(NAME)	(NAME)	
2604 Sailboat Court	2604 Sailboat Court	
(ADDRESS)	(ADDRESS)	
	Nashville TN 37217	
Nashville TN 37217		
(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, Aurora Loan Services, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Frank T Nelson,

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. 568 on the Plan of Section 13, Edge-O-Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley F. Malone and wife, Connie F. Malone by Warranty Deed from William L. Bushong and wife, Connie M. Bushong dated December 28, 2006 and recorded January 5, 2007 in Instrument Number 20070105-0002120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aurora Loan Services, LLC by Trustee's Deed from Maria Neumann, as Co- Trustee, dated October 14, 2008, recorded October 17, 2008, of record in Instrument No. 20081017-0104323, 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 2604 Sailboat Court Nashville 37217
(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 Frank T Nelson, and his/her/their assigns, forever.

Said Aurora Loan Services, 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 Aurora Loan Services, LLC, has executed this deed this 12th day of March, 2009

Aurora Loan Services, LLC

By Norma J. Dudgeon, AVP

STATE OF Colorado

COUNTY OF Jefferson

Norma J. Dudgeon, AVP

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of LPS Asset Management Solutions, the Attorney in Fact of said Aurora Loan Services, LLC., the within named bargainor, and that he/she as such AVP, 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 20090226-0017052 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of March, 2009

Notary Public

My Commission expires: 6/24/09

CHERYL A. ANDERSON NOTARY PUBLIC STATE OF COLORADO

RETURN TO:

3931 Gallatin Pike #B
Nashville, TN 37216
Phone: 615-782-8115 Fax: 615-782-8118

RT8391