Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-409
4789338

BILL GARRETT, Davidson County
Trans:T20090018870 DEEDWARR
Recvd: 03/23/09 08:15 3 pgs
Fees:18.00 Taxes:351.50
20090323-0025475

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3rd day of February, 2009, by GMAC Mortgage, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Tonya L. Phillips, a single woman, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Piccadilly Square Section Phase I, P.U.D., of record in Plat Book 5200, page 720-722, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns by Trustee's Deed filed for record on 08/01/08 as instrument no. 20080801-0078671.

Being the same property conveyed to GMAC Mortgage, LLC by Quit Claim Deed filed for record on _____ as instrument number 20090323-0025474

Commonly known as:605 Piccadilly Row, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

GMAC Mortgage, LLC

BY: _____

ITS: CSO

Acknowledgment

State of Texas

)ss.

County of Dallas

On this day before me, a Notary Public, personally appeared Jose Aguilar**, to me personally well-known, who acknowledged that he/she is the** CSO**, of GMAC Mortgage, LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 3 **day of** February**,** 2009**.**

_____

Notary Public

My commission expires:

12/2/13

(Seal)

TOMMY HARGRAVES
Notary Public, State of Texas
My Commission Expires
December 02, 2012

GMAC MORTGAGE, LLC
LIMITED LIABILITY COMPANY
SEAL
DELAWARE
2006

State of Tennessee
)ss.
County of Rutherford

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carolyn Holmes
Grantee or Agent of Grantee

Subscribed and sworn to before me this 5th **day of** March, 2009.

Vanessa E Allen
Notary Public

My commission expires:

7-18-2010
(Seal)

~~Property owner and~~ party responsible for payment of taxes:
~~**Tonya L. Phillips**~~
~~605 Picadilly Row~~
~~Antioch, TN 37013~~
United Wholesale Mortgage
555 S. Adams Rd.
Birmingham, MI 48009
Parcel #149-02-0-A- 019.00

Return to:
Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

Propeerty owner!
Tonya L. Phillips
605 Picadilly Row
Antioch, TN 37013