DW

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090025797 DEEDWARR
Recvd: 04/20/09 10:41 2 pgs
Fees: 13.00 Taxes: 227.55
20090420-0035453

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2009

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9682

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	NEW OWNER	050-11-0 145.00 /
(NAME)	(NAME)	
2819 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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 Mortgage Trust 2008-R1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Leland D. Watts, married

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. 119 on the Plan of Timberwood Estates, Section Two, of record in Plat Book 6250, Page 882, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly S. Donelson by Warranty Deed from Scott Roberson and wife, Latonya Roberson dated August 24, 2001 and recorded September 4, 2001 in Instrument Number 20010904-0095444, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Residential Mortgage Trust 2008-R1 by Substitute Trustee's Deed from Mantenn, LLC, in its capacity as Substitute Trustee, dated February 27, 2009 and recorded March 2, 2009 in Instrument Number 20090302-0017842, 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 3668 Chesapeake Drive Nashville 37207
(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 Leland D. Watts, and his/her/their assigns, forever.

Said Residential Mortgage Trust 2008-R1, 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 Mortgage Trust 2008-R., has executed this deed this 7th day of April, 2009

Residential Mortgage Trust 2008-R1 by Select Portfolio Servicing, Inc., fka Fairbanks Capital Corp., Attorney in Fact

By _____

DEBRA REILLY, DOC. CONTROL OFFICER

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 DEBRA REILLY, DOC. CONTROL OFFICER known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Doc Control Officer of Select Portfolio Servicing, Inc., fka Fairbanks Capital Corp., the Attorney in Fact of said Residential Mortgage Trust 2008-R1, the within named bargainor, and that he/she as such Doc Control Officer, 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 20091020-0035452 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 7th day of April 2009.

_____
Notary Public

My Commission expires: _____

NOTARY PUBLIC
LEANNA M. JOHNSTUN
3815 So. West Temple
Salt Lake City, Utah 84115
My Commission Expires
August 8, 2010
STATE OF UTAH

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9682