SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090033318 DEEDWARR
Recvd: 05/20/09 12:27 2 pgs
Fees:13.00 Taxes:112.48
20090520-0046399

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Harris

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 2009

Notary Public

MY COMMISSION EXPIRES: 07-19-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike, #130
Nashville, TN 37214
615-782-8115

RT7528

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Duda	Kathleen Duda	063-08-0 106.00 /
(NAME)	(NAME)	
223 Hadleys Bend Boulevard	327 Vanderbilt Road	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Mount Juliet, TN 37122	
(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 Funding Company, LLC , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kathleen Duda, Single

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 Lots No. 1, 2 and 3, Block B-2, on the Map of Hadley's Bend City, as of record in Plat Book 421, Page 120, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Nicole McKinney and husband, William G. McKinney by Warranty Deed from Bradley Dickens, married, dated October 2, 2006 and recorded October 9, 2006 in Instrument Number 20061009-0125435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Residential Funding Company, LLC by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated July 17, 2008 and recorded July 30, 2008 in Instrument Number 20080730-0078045, said Register's Office.

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 223 Hadleys Bend Boulevard Old Hickory 37138
(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 Kathleen Duda, and his/her/their assigns, forever.

Said Residential Funding Company, 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 Residential Funding Company, LLC, has executed this deed this 4th day of May, 2009

RESIDENTIAL FUNDING COMPANY LLC DELAWARE CORPORATE SEAL 1985

Residential Funding Company, LLC by

Jolene Myers

Jolene Myers
Processing Management Assistant Junior Officer

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jolene Myers, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Processing Management Assistant Junior Officer of Residential Funding Company, LLC, the within named bargainor, and that he/she as such Processing Management Assistant Junior Officer, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 4th day of May, 2009

N. Higginbotham

Notary Public

My Commission expires: 01-19-2011

N. HIGGINBOTHAM NOTARY PUBLIC STATE OF TEXAS EXPIRES 01-19-2011

RETURN TO:

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

RT7528