BILL GARRETT, Davidson County
Trans:T20090039123 DEEDWARR
Recvd: 06/12/09 08:30 2 pgs
Fees:13.00 Taxes:99.90

20090612-0054480

File No. 90556

SPECIAL WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-21-09
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Foley	Jason Foley	162-16-0-A-180.00 co
(NAME)	(NAME)	
4 Mimosa Court	4 Mimosa Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Yale Mortgage Corporation, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Foley, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium apartment in Davidson County, Tennessee, being Lot No. 4, Building No. 17, on the Plan of Section One, Phase One, Mill Creek Club Condominium, of record in Book 4860, Page 11, amended of record in Book 5050, Page 103, both in the Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon Pruitt by deed from Farhad S. Matin, dated December 22, 2003 and recorded on December 29, 2003 in Instrument No: 20031229-0183113, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Yale Mortgage Corporation by Substitute Trustee's Deed dated December 4, 2008 and recorded on January 27, 2009 in Instrument No: 20090127-0007080, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 4887, page 961, and amended in Book 5000, Page 607, and amended in Book 5101, Page 809, and amended in Book 10468, Page 654, said Register's Office.

Subject to an easement of record in Book 5373, Page 110, said Register's Office.

This is improved X property, known as 4 Mimosa Court, Antioch, TN 37013
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

File No. 90556

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. Wherever 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 my hand this 29th day of May, 2009.

Yale Mortgage Corporation

By: _____

Title: Gilbert Kahn, VP/CEO

State of Florida

County of Miami-Dade

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gilbert Kahn with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the VP/CEO of Yale Mortgage Corp the within named bargainor, and corporation, and that he/she as such VP/CEO being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal on 5/29/2009.

LIDIA MEJIA
Notary Public - State of Florida
My Commission Expires Jul 15, 2012
Commission # DD 769585
Bonded Through National Notary Assn.

Notary Public

My Commission Expires: _____