03

Realty Title KW

SPECIAL WARRANTY DEED

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Rachelle Cavedell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 2009

Diane K Mann
Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

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

RT9404

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandra Beckwith	PRIMELENDING	149-15-B-22.00
(NAME) 1515 Bridgecrest Drive 203	(NAME) 18111 PRESTON RD, #900	
(ADDRESS)	(ADDRESS) DALLAS, TX 75252	
Antioch TN 37013 (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 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chandra Beckwith,

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. 203 on the Plan of Cambridge Forest Townhomes of record in Instrument Number [redacted] 20040224-0020966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melanie Morgan and Walter Morgan, Jr., husband and wife, by Warranty Deed from The Craig Company dated August 27, 2004 and recorded September 24, 2004 in Instrument Number 20040924-0115759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aurora Loan Services by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated January 22, 2009 and recorded February 2, 2009 in Instrument Number 20090202-0008615, 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 1515 Bridgecrest Drive 203 Antioch 37013
(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 Chandra Beckwith, and his/her/their assigns, forever.

Said Aurora Loan Services, 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.

BILL GARRETT, Davidson County
Trans:T20090047258 DEEDWARR
Recvd: 07/14/09 12:39 2 pgs
Fees:13.00 Taxes:333.00
20090714-0065812

IN WITNESS WHEREOF, the said Aurora Loan Services has executed this deed this 4th day of June, 2009

Aurora Loan Services by LPS Asset Management Solutions, Attorney in Fact

By Norma J. Dudgeon, AVP

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Norma J. Dudgeon, AVP (, 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 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 4th day of June, 2009

Notary Public

My Commission expires: 6/26/09

CHERYL A. ANDERSON NOTARY PUBLIC STATE OF COLORADO

RETURN TO:

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

RT9404