RW

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090047993 DEEDWARR
Recvd: 07/16/09 11:13 2 pgs
Fees: 13.00 Taxes: 440.30

20090716-0066719

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Jennifer Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 2009

Dawn N. Kemp
Notary Public

MY COMMISSION EXPIRES: 8/24/11

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

RT9838

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rajnikant I Patel (NAME)	New Owner (NAME)	135-14-0-A 170.00 CO
933 Blue Mountain Lane (ADDRESS)	\\ (ADDRESS)	
Antioch (CITY) TN (STATE) 37013 (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, LLC , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Rajnikant I Patel, and Shushila R. Patel, husband and wife

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. 170, on the plan of Pinnacle Point Subdivision, Phase IV, of record in Plat Book 6900, Page 524, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David W. Fry, a single person, by Warranty Deed from Cass Mitchell dated December 5, 2005 and recorded January 3, 2006 in Instrument Number 20060103-0000688, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Aurora Loan Services, LLC by Trustee's Deed from Shellie Wallace as Successor Trustee dated April 3, 2009 and recorded April 8, 2009 in Instrument Number 20090408-0031961, 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 933 Blue Mountain Lane (House Number, (Street)) Antioch (City or Town) 37013 (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 Rajnikant I Patel, and his/her/their assigns, forever.

Said Aurora Loan Services, 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 Aurora Loan Services, LLC, has executed this deed this ~~27th~~ 3rd June day of ~~May~~, 2009

Aurora Loan Services, LLC 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, LLC 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 3rd June day of ~~May~~, 2009

Notary Public

My Commission expires: 6/24/09

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

RT9838