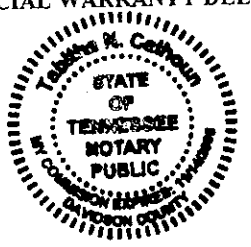
KW

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 2009

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

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

RT10162

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter L Duncanson and Cynthia K Duncanson	NEW OWNER	091-15-0310.00
(NAME)	(NAME)	
4802 Dakota Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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 Real Estate Holdings, LLC , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Peter L Duncanson and Cynthia K Duncanson,

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. 703 of Block 32, on the Plan of Charlotte Park Addition to West Nashville, of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Residential Funding Real Estate Holdings, LLC by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated June 4, 2009 and recorded June 9, 2009 in Instrument Number 20090609-0053487, 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 4802 Dakota Avenue (House Number, (Street)) Nashville (City or Town) 37209 (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 Peter L Duncanson and Cynthia K Duncanson, and his/her/their assigns, forever.

Said Residential Funding Real Estate Holdings, 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.

BILL GARRETT, Davidson County
Trans:T20090053107 DEEDWARR
Recvd: 08/05/09 10:20 2 pgs
Fees:13.00 Taxes:555.37



20090805-0073316

IN WITNESS WHEREOF, the said Residential Funding Real Estate Holdings, LLC has executed this deed this 17th day of July, 2009

Residential Funding Real Estate Holdings, LLC

By Chad Greenfield, LSO

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Chad Greenfield, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Limited Signing Officer of ~~, the Attorney in Fact of said~~ Residential Funding Real Estate Holdings, LLC, the within named bargainor, and that he/she as such 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 #~~ ~~Register's Office for Davidson County, Tennessee.~~

Witness my hand and Notarial Seal this 17th day of July, 2009

Notary Public

My Commission expires: 8/28/2010

Sebrena Jones
My Commission Expires
08/28/2010

RETURN TO:

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

RT10162