File No. 290800140

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Tammy Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-14-2011
(AFFIX SEAL)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn Morris	The Bank of Nashville	Map 149-05-070.00
(NAME)	(NAME)	
4857 Barclay Square Drive	401 Church Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/27/09 13:03 3 pgs
Fees:18.00 Taxes:203.50
20090827-0080677

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, **GRP Loan, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Autumn Morris, A Married Woman and Charles R. Bell, A Married Man**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, Being Lot No. 162, on the Plan of Barclay Square, Section 3, as shown of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to GRP Loan, LLC by Deed dated November 6, 2008, filed November 14, 2008, from Nationwide Trustee Services, Inc., Substitute Trustee, of record in Instrument No. 20081114-0112689, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gladys Asare, Unmarried by Deed dated January 31, 2006, filed April 12, 2006, from Rita Jones, Unmarried, of record by Instrument No. 20060412-0042095, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 4675, Page 154, Register's Office of said County.

Restrictive Covenants of record in Book 4872, Page 490, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4857 Barclay Square Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever 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, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, THEIR heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

21343

Witness our hands this 25th day of August, 2009.

Yesica Marón
Yesica Marón

GRP Loan, LLC

By: Douglas Lombardo, Vice President

Attest:

STATE OF NEW YORK

COUNTY OF WESTCHESTER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with whom I am personally acquainted and who proved himself/herself to be the Douglas Lombardo, Vice President of GRP Loan, LLC, a Delaware Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 25th day of August, 2009.

Commission expires:

Notary Public

File Number: 290800140

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

VICTORIA TREACY
Notary Public, State of New York
No. 01TR6149890
Qualified in Westchester County
Commission Expires July 17, 20 10

21343

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.