BILL GARRETT, Davidson County
Trans:T20090059623 DEEDWARR
Recvd: 08/31/09 15:21 4 pgs
Fees:23.00 Taxes:192.40

20090831-0081725

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 08-000595A

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) James M. Booth	(Name) James M. Booth	50.14-0-254.00
(Address) 3023 Hummingbird Drive	(Address) 3023 Hummingbird Drive	
(City) (State) (Zip) Nashville TN 37218	(City) (State) (Zip) Nashville TN 37218	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Liquidation Properties, Inc.,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **James M. Booth,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **50.14-0-254.00**

☐ Improved OR

☐ Unimproved property located at: **3227 Moorewood Drive, Nashville, TN 37207** in Davidson, Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 our hand as of the 3-16-09, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

Liquidation Properties, Inc. by and through their duly appointed Attorney-in-Fact, Green River Capital LC

By: _____
Name: AVIVA BUSH VICE PRESIDENT
Title: Green River Capital, LC attorney in fact

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Aviva Bush (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Vice President (Title of Person signing) of Green River Capital, LC (Name of Company), as Attorney in Fact for Liquidation Properties, Inc., the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in SLC, Utah this March 16, 2009.

_____
Notary Public
My Commission Expires: 11/15/2010

Notary Public
JOSHUA W. NELSON
Commission #566823
My Commission Expires
November 15, 2010
State of Utah

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

_____
Affiant

Subscribed and sworn before me this 8-19-09.

_____
Notary Public
My Commission Expires: _____

CRYSTAL ROZENBAUM
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD

CRYSTAL ROZENBAUM
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES
FEBRUARY 18, 2013

EXHIBIT "A"

All that certain tract or parcel of land lying and being in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Sections Two, Parkwood Estates,of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 245 fronts 72.49 feet on the Westerly margin of Moorewood Drive and extends back 139.62 feet on the Northerly line and 140.0 feet on the Southerly line to a dead line in the rear, measuring 65.25 feet thereon.

This being the same property conveyed by Successor Trustee's Deed executed by Gordon D. Foster, Successor Trustee, to Liquidation Properties, Inc., filed for record November 5, 2008, in Instrument No. 20081105-0110085, Davidson County, Tennessee records.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.