BILL GARRETT, Davidson County
Trans:T20090060853 DEEDWARR
Recvd: 09/03/09 14:11 2 pgs
Fees:13.00 Taxes:89.17
20090903-0083218

THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075** Return to: Partners Title of TN, 5214 Maryland Way Suite 208 Brentwood, TN 37027 KAREN M. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF **TENNESSEE** COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$24,100.00** Vanrine Peets AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF AUGUST, 2009. Karen M Rutherford NOTARY PUBLIC MY COMMISSION EXPIRES: 5/18/2013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Vanrine Peets	Vanrine Peets ~~Same as New Owner~~	08107034700
(NAME) 1823 12th Avenue North	(NAME) 469 Ponder Place, #203	
(STREET ADDRESS) Nashville, TN 37208	(STREET ADDRESS) Nashville, TN 37228	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Yale Mortgage Corporation**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Vanrine Peets** hereinafter called the GRANTEE, 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, to wit: Lot Number 88 on the Plan of Cephas Woodard's Subdivision of Lots Numbers 5 and 6 of the Woodard Property, as of record in Book 161, Page 174, to which specific reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Yale Mortgage Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, recorded on March 31, 2009 in Instrument No: 20090331-0028735, Register's Office, Davidson County, Tennessee.

This is **improved** property, known as 1823 12th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever 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 and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate. 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.

WITNESS my hand this 28th day of August, 2009.

YALE MORTGAGE CORPORATION

By: _____

Its Gilbert Kahn V.P.

CORPORATE SEAL YALE MORTGAGE CORPORATION 1992 FLORIDA

STATE OF Florida
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Gilbert Kahn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Vice President of YALE MORTGAGE CORPORATION, the within named bargainor, a corporation, and that he as such vice-president being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice-President.

Witness my hand and seal at office in Miami, FLORIDA, this 28th day of August, 2009.

My Commission Expires: Notary Public

LIDIA MEJIA
Notary Public - State of Florida
My Commission Expires Jul 15, 2012
Commission # DD 769585
Bonded Through National Notary Assn.