Record & Return to:

This instrument prepared by:
Kelly Callaghan, an employee of
Foundation Title & Escrow, LLC
30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215
(615) 665-8880

File No.: **HNDR09-2183**

BILL GARRETT, Davidson County
Trans: T20090068515 DEEDWARR
Recvd: 10/07/09 10:59 2 pgs
Fees: 13.00 Taxes: 551.30
20091007-0093386

CORPORATE
SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this **9/28/2009**, by and between **GRP Loan, LLC**, parties of the first part, and **Kyle Mann and Krystal Mann,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 67, INDIAN CREEK ESTATES, SECTION TWO, as shown on plat of record in Plat Book 9700, Pages 558 and 559, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Trustee's Deed from Shellie Wallace as Successor Trustee and Maria Neumann as Co-Trustee to GRP Loan, LLC as recorded on the 1st day of April, 2009 in Instrument No. 20090401-0029449 and Warranty Deed from John J. Orchard to Heather A. Gaston as recorded on the 3rd day of November, 2004 in Instrument No. 20041103-0132312, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: ____

Parcel ID #: **181-3A-67.00 CO**

☒ Improved OR
☐ Unimproved property located at: **6108 Tuckaleechee Lane, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

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WITNESS the signature of the party of the first part of the day and year first above written.

GRP Loan, LLC

By: _____
Its: Douglas Lombardo, Vice President
Name: _____

****

Owner's Name: **Kyle Mann and Krystal Mann**

and Address: 6108 Tuckaleechee Lane
Antioch, TN 37013

Mail tax bills to: Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

State of New York

County of Westchester

Before me, Yesica Mañon (name of notary public) of the State and County mentioned, personally appeared Douglas Lombardo with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Vice President (president or other officer authorized to execute the instrument) of the within named bargainor, a corporation, and that such VP (president other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as VP (president or other officer).

Witness my hand and Seal at office in this **the** 28th **day of September, 2009.**

Yesica Mañon
Notary Public

My Commission Expires: _____

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$149,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9/28/2009.

Notary Public

My Commission Expires: 9.15.10

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