SPECIAL WARRANTY DEED

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF November 2009

Notary Public

MY COMMISSION EXPIRES: 12-19-11 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090079090 DEEDWARR
Recvd: 11/20/09 10:33 2 pgs
Fees:13.00 Taxes:288.60
20091120-0106934

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

RT10201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E Rhodes II	NEW OWNER	148-12-0-170.00
(NAME)	(NAME)	
120 Dowdy Court		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, Flagstar Bank FSB , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Charles E Rhodes II, Unmarried

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:

Being Lot 85, on the Plan of Hazelwood Subdivision, Section Eleven, of record in Plat Book 4300, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is make for a more complete description.

Being the same property conveyed to David Ray Bennett, Sr. and wife, Helen T. Bennett by Warranty Deed from Jenny Williford, a married woman, dated January 22, 2007 and recorded on January 31, 2007 in Instrument No. 20070131-0012761, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Flagstar Bank FSB by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated March 10, 2009 and recorded on March 25, 2009 in Instrument No. 20090325-0026685, said Register's Office.

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 ☒ property, known as 120 Dowdy Court Antioch 37013
improved
(House Number, (Street) (City or Town) (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 Charles E Rhodes II, and his/her/their assigns, forever.

Said Flagstar Bank FSB, 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.

IN WITNESS WHEREOF, the said Flagstar Bank FSB has executed this deed this 14 day of October, 2009

Flagstar Bank FSB

by

Richard Geary
Senior Vice President

STATE OF Michigan

COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard Geary, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Sr Vice President of Flagstar Bank FSB the within named bargainor, and that he/she as such Sr Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 14 day of October, 2009

Notary Public

My Commission expires: _____

JUDITH A. LEVELL
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES JUL 6, 2011
ACTING IN COUNTY OF OAKLAND

RETURN TO:

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

RT10201