SPECIAL WARRANTY DEED

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Charlette A. Bethel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 2009

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9-3-2012
(AFFIX SEAL)

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

RT10327

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Cook	Marvin Cook	080-08-0041.00
(NAME)	(NAME)	
3219 Crowe Drive	P.O Box 148761	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville TN 37214	
(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, First Horizon Home Loans, a division of First Tennessee Bank National Association, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Marvin Cook, Single

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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 317 on the Plan of Section 1, Bordeaux Gardens, as of record in Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marcus Hampton and wife, Vickie Hampton by Warranty Deed from Leland D. Watts dated February 28, 2006 and recorded March 2, 2006 in Instrument Number 20060302-0024312, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to First Horizon Home Loans, a division of First Tennessee Bank National Association by Trustee's Deed from Shellie Wallace as Successor Trustee dated June 17, 2009 and recorded June 25, 2009 in Instrument Number 20090625-0059009, Register's Office for Davidson County, Tennessee.

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 improved ☒ property, known as 3219 Crowe Drive Nashville 37218
(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 Marvin Cook, and his/her/their assigns, forever.

Said First Horizon Home Loans, a division of First Tennessee Bank National Association 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.

BILL GARRETT, Davidson County
Trans: T20090080448 DEEDWARR
Recvd: 11/30/09 09:58 2 pgs
Fees: 13.00 Taxes: 177.60
20091130-0108910

IN WITNESS WHEREOF, the said First Horizon Home Loans, a division of First Tennessee Bank National Association has executed this deed this 29th day of October, 2009

First Horizon Home Loans, a division of First Tennessee Bank National Association by SingleSource Property Solutions, LLC, Attorney in Fact

Stephanie Sabatos
by Stephanie Sabatos
closing coordinator

STATE OF PA

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Stephanie Sabatos, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the closing coordinator of SingleSource Property Solutions, LLC, the Attorney in Fact of said First Horizon Home Loans, a division of First Tennessee Bank National Association the within named bargainor, and that he/she as such closing coordinator, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 29th day of October, 2009

Rachel Demase
Notary Public

My Commission expires: 5/25/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

RETURN TO:

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

RT10327