Davidson County DEEDWARRSP
Recvd: 12/21/09 15:17 3 pgs
Fees:18.00 Taxes:203.50
20091221-0116117

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00.

Affiant

Subscribed and Sworn to before me on this 18th day of December, 2009.

Notary Public

My Commission Expires:



THIS INSTRUMENT PREPARED BY:
Founders Title and Escrow, LLC
9175 Carothers Parkway, Suite 110
Franklin, TN 37067
File Number: FRN09-2653

SPECIAL WARRANTY DEED

Address New Owner(s)	**Sent Tax Bills To**	**Map-Parcel Number(s)**
Luciano Scala and Shane Merrill Facio	SAME	Map 133-12
~~434 Tampa Drive~~ 5845 Nolensville Pk #143		
Nashville, TN 37211		Parcel 96.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SYNOVUS MORTGAGE CORPORATION, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto LUCIANO SCALA AND SHANE MERRILL FACIO ("Grantee") certain real estate located in Davidson C ounty, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Windsor Park, as shown on plat of record in Plat Book 3600, page 64, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot #50 fronts 67.6 feet on the easterly margin of Tampa Drive and extends back 184.45 feet on the southerly line and 176.31 feet on the northerly line to a line in the rear on which it measures 68.10 feet.

Being the same property conveyed to Synovus Mortgage Corporation by Substitute Trustee's Deed from Arnold M. Weiss as Substitute Trustee, dated August 11, 2009 and recorded in Instrument No. 20090828-0081036, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillian Machado Mercado by Warranty Deed from Larry Thomas Rozell and wife, Sandra Elizabeth Worley Rozell, dated January 19, 2007 and recorded in Instrument No. 20070126-0010910, Register's Office for Davidson County, Tennessee.

This is improved property known as 434 Tampa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever.

Grantor does hereby covenant with 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 covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons claiming, by, through or under said Grantor, but not otherwise.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness my hand this 18th day of December, 2009.

GRANTORS:

Jean Milwood

SYNOVUS MORTGAGE CORPORATION
By: Jean Milwood, Vice President

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jean Milwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President, and is authorized to execute the instrument on behalf of Synovus Mortgage Corporation, the within named bargainor, and that she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal this 18th day of December , 2009.

Keva L Jones
Notary Public

My Commission Expires: 1-29-2011

KEVA L. JONES
Notary Public
STATE OF ALABAMA

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 3/20/10

Notary's Seal (If on paper)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).