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 $58,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 2010

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

Davidson County DEEDWARRSP
Recvd: 01/26/10 15:01 3 pgs
Fees:18.00 Taxes:214.60
20100126-0006686

RT10702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Curtis Bullion		043-11-0053.00
(NAME)	(NAME)	
305 Archwood Drive	Same	
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(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, EquiCredit Corporation of America , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Larry Curtis Bullion, 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. 43 on the Plan of Archwood Acres, Section I, as of record in Book 2133, Page 120, Registers Office.

Said Lot No. 43 fronts 169.88 feet on the westerly side of Archwood Drive, and runs back 326.15 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear on which it measures 177 feet.

Being the same property conveyed to Kenneth W. Beasley, Jr. and wife, Lisa R. Beasley by Warranty Deed from Lisa R. Weissinger N/K/A Lisa R. Beasley, married, dated December 15, 1997 and recorded December 22, 1997 in Book 10731, Page 160, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to EquiCredit Corporation of America by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated September 24, 2009 and recorded October 13, 2009 in Instrument Number 20091013-0094870, 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 improved ☒ property, known as 305 Archwood Drive Madison 37115
(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 Larry Curtis Bullion, and his/her/their assigns, forever.

Said EquiCredit Corporation of America, 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 EquiCredit Corporation of America, has executed this deed this 21st day of January, 2010

EquiCredit Corporation of America by Select Portfolio Servicing, Inc., fka Fairbanks Capital Corp., Attorney in Fact

By DEBRA REILLY, DOC. CONTROL OFFICER

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared DEBRA REILLY, DOC. CONTROL OFFICER, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Doc. Control Officer of Select Portfolio Servicing, Inc. the Attorney in Fact of said EquiCredit Corporation of America, the within named bargainor, and that he/she as such Officer, 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 20020918-0113778 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st day of January, 2010

My Commission expires: _____

NOTARY PUBLIC
JULEE METTERS
5960 So. Wahlquist Lane
Murray, Utah 84123
My Commission Expires
April 15, 2012
STATE OF UTAH

Julee Metters
Notary Public

RETURN TO:

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

RT10702

Certificate of Authenticity

I, Karen Winkler, 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.

Karen Winkler

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jean Peterson, a notary public for this county and state, Karen Winkler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jean K Peterson

Notary's Signature

My Commission Expires: 12-19-11.

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