BILL GARRETT, Davidson County
Trans:T20100015683 DEEDWARRSP
Recvd: 03/17/10 14:20 2 pgs
Fees:13.00 Taxes:347.80
20100317-0020114

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of March, 2010 by and between **Aurora Loan Services, LLC,** party of the first part, and **Gershon Klotwog** party of the second part.

WITNESSETH: That 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 has 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 County of **Davidson**, Tennessee:

> Lot 43, Section 3, Hickory Valley Subdivision, as shown on plat of record in plat book 4460, Page 86, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record at Instrument No. 20100211-0010724, in the Register's Office of **Davidson** County, Tennessee.

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 heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, Easements and other matters of record including in Plat Book 4460, Page 86; Deed Restrictions of record in Book 5493, Page 955; Restrictive Covenants of record in Book 4604, Page 526 and Book 4630, Page 548, amended in Book 5967, Page 773, in the Register's Office of **Davidson** County, Tennessee; year 2010 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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.

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

Aurora Loan Services, LLC
By: LPS Asset Management Solutions, Inc., Its Attorney-in-Fact

By: _____
Printed Name: Norma J. Dudgeon, AVP
Title: _____

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Norma J. Dudgeon, AVP, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the AVP of **LPS Asset Management Solutions, Inc.**, a corporation, which caused this instrument to be executed on behalf of **Aurora Loan Services, LLC,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Aurora Loan Services, LLC.**

WITNESS my hand, at office, this 9 day of March, 2010.

Kathy Kuhlmann
Notary Public

Commission Expiration: 9-20-10

KATHY KUHLMANN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 09/20/2010

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF17777 / C306 N 30

PROPERTY ADDRESS:
312-314 Ashgrove Court
Nashville, TN 37211

PARCEL ID NUMBER: 162-5-197.00

PROPERTY OWNER &
MAIL TAX BILLS TO:
Gershon Klotwog
480 Broadwell
Nashville, TN 37220

STATE OF TENNESSEE
COUNTY OF Shelby

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$94,000.00** WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Phyllis Frederick
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF MARCH, 2010.

Nancy L Queen
NOTARY PUBLIC

COMMISSION EXPIRATION: 9/13/13

NANCY L QUEEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

This deed is prepared with information provided by Chicago Title Ins. Co.
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