BILL GARRETT, Davidson County
Trans:T20100017079 DEEDWARRSP
Recvd: 03/24/10 09:52 3 pgs
Fees:18.00 Taxes:536.50
20100324-0021894

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-561
5613052

# SPECIAL WARRANTY DEED
## (Corporation)

Special warranty deed made on the 25th day of February, 2010, by GMAC Mortgage, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Demetrius Crews, a single person, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 109 on the Final Plat for Maxwell Place P.U.D. of record in Instrument No. 20050418-0042714, corrected in Instrument No. 20050614-0067855, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to GMAC Mortgage, LLC by Substitute Trustee's Deed filed December 9, 2009 as Instrument No. 20091209-0112432 in the Register's Office for Davidson County, Tennessee.

Commonly known as:237 Maxwell Place, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.**

**GMAC Mortgage, LLC**

**BY:** _____

Amanda Roberts

**ITS:** RMAJO

**Acknowledgment**

**State of** TEXAS

)ss.

**County of** DALLAS

**On this day before me, a Notary Public, personally appeared** Amanda Roberts **, to me personally well-known, who acknowledged that he/she is the** RMAJO **, of GMAC Mortgage, LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

**Witness my hand and seal this** 25 **day of** February **,** 2010 **.**

Melissa Robin Spence

**Notary Public**

**My commission expires:**

10-18-2011

**(Seal)**

MELISSA ROBIN SPENCE
MY COMMISSION EXPIRES
October 18, 2011

**State of TENNESSEE**

**)ss.**

**County of WILLIAMSON**

**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, $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

**Grantee or Agent of Grantee**

**Subscribed and sworn to before me this 23RD day of March, 2010.**

**Notary Public**

**My commission expires:**

**07/16/2011**

**(Seal)**

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

**Property owner and party responsible for payment of taxes:**
**Demetrius Crews**
**237 Maxwell Place**
**Antioch, TN 37013**

**Parcel #176 01 0B 009.00**

**Return to:**

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211