SPECIAL WARRANTY DEED

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 2010

Notary Public

MY COMMISSION EXPIRES: 6-5-12

(AFFIX SEAL)

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

RT10303

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith L. Dyer	Keith L. Dyer	149-01-0-B-083.00-CO
(NAME) 4704 Billingsgate Road	(NAME)	
(ADDRESS)	(ADDRESS) P.O. Box 221	
Antioch TN 37013-2853 (CITY) (STATE) (ZIP)	Gladeville, TN 37071 (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, Pledged Property II, LLC , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Keith L. Dyer, a married man *

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:

Being Lot No. 256 on the Plan of Picadilly Square, as of record in Plat Book 6250, Pages 892-894, Register's Office for Davidson county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pledged Property II, LLC by Trustee's Deed from Shellie Wallace, Successor Trustee, dated July 1, 2009, recorded July 15, 2009, of record in Instrument No. 20090715-0066033, Register's Office, 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.

This is ☐ unimproved ☒ improved property, known as 4704 Billingsgate Road (House Number, (Street)) Antioch (City or Town) 37013-2853 (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 Keith L. Dyer, and his/her/their assigns, forever.

Said Pledged Property II, LLC, 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.

*Property is for investment purposes only and is not the marital residence of the grantee herein named.

BILL GARRETT, Davidson County
Trans:T20100025863 DEEDWARRSP
Recvd: 04/30/10 10:18 2 pgs
Fees:13.00 Taxes:358.90
20100430-0032950

IN WITNESS WHEREOF, the said Pledged Property II, LLC, has executed this deed this 22nd day of April, 2010

Pledged Property II, LLC by Litton Loan Servicing, LP,
Attorney in Fact

By: _____

J LYNN BURROW
VICE PRESIDENT

STATE OF TX

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared J LYNN BURROW, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing, LP, the Attorney in Fact of said Pledged Property II, LLC, the within named bargainor, and that he/she as such Vice Pres., 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 20080528-0054362, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 22nd day of April, 2010

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

My Commission expires: _____

_____
Notary Public

RETURN TO:

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

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