BILL GARRETT, Davidson County
Trans:T20100036329 DEEDWARRSP
Recvd: 06/15/10 13:54 2 pgs
Fees:13.00 Taxes:636.40
20100615-0046506

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of June, 2010 by and between **Aurora Loan Services, LLC,** party of the first part, and **Michael Folsom & Kim Marie Folsom, husband and wife** 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Section Three, Sunset Oaks, of record in Book 9700, Page 198, Register's Office for said County. Said Lot No. 21 fronts 35.00 feet on the southwesterly margin of Tulip Grove Lane and extends back 131.54 feet on the broken northwesterly line and 198.57 feet on the broken southwesterly line to a broken line in the rear, measuring 85.96 feet thereon.

This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record at Instrument No. 20100329-0022875, 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 Book 9700, Page 198; Easements of record in Book 10360, Page 311; Declaration of Covenants, Conditions & Restrictions of record in Book 9082, Page 567, 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: Green River Capital, LC, Its Attorney-in-Fact

By:_____
Printed Name: AVIVA BUSH, VICE PRESIDE
Title: Green River Capital, LC attorney in fact

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Aviva Bush, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the VP of **Green River Capital, LC**, 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 29 day of April, 2010.

Notary Public

Commission Expiration: 6/4/13

Notary Public
JENNIFER CROWTHER
Commission #579310
My Commission Expires
June 4, 2013
State of Utah

PREPARED BY: ↵Return To
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF17831 / C3127903

PROPERTY ADDRESS:
4964 Tulip Grove Lane
Hermitage, TN 37076

PARCEL ID NUMBER: 086040B06600CO

PROPERTY OWNER &
MAIL TAX BILLS TO:
Michael D. Folsom and Kim Marie Folsom
4964 Tulip Grove Lane
Hermitage, TN 37076

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 ~~XXX.XX~~ *, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE. *$172,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 11TH DAY OF JUNE, 2010.

NOTARY PUBLIC

COMMISSION EXPIRATION: 2-13-13

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

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