File No. 210040316

SPECIAL WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2010.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100037502 DEEDWARRSP
Recvd: 06/21/10 11:13 2 pgs
Fees:13.00 Taxes:754.80
20100621-0048101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey A. Rozzoni	Flagstar Bank	07203013800
(NAME)	(NAME)	
1230 McChesney Ave.	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Troy MI 48098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SIRVA Relocation Properties, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corey A. Rozzoni, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Part of Lot No. 192, Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., License No. 665, 2424 21st Avenue South, Suite 201, Nashville, TN 37212, dated September 3, 1991, as follows:

Beginning at a point in the northeasterly corner of said part of Lot No. 192 at the intersection of McChesney Avenue and Oxford Street; thence continuing in a westerly direction with the southerly margin of McChesney Avenue 59.8 feet to a point; thence southerly 205 feet to a point; thence easterly 59.8 feet to a point in the westerly margin of Oxford Street; thence northerly 205 feet to a point, the point of beginning.

Being the same property conveyed to Michael A. Kapp, Unmarried and Andrea R. Sandlin, Unmarried, as tenants in common with rights of survivorship, by Deed from Charles Dudley Lightsey, Unmarried, as filed for record in Instrument No. 20090924-0088749, Register's Office for Davidson County, Tennessee. Also, quitclaim deed filed as Instrument # 20100621-0048100

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 332, Page 101, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1230 McChesney Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 4th day of June, 2010.

SIRVA Relocation Properties, LLC

By: _____
Delani Shields, Closing Specialist

STATE OF OHIO

COUNTY OF LAKE

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Delani Shields** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Closing Specialist of SIRVA Relocation Properties, LLC, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 11th day of June, 2010.

Commission expires:

_____
Notary Public

Karen A. Hamilton
Notary Public, State of Ohio, Lake County
My Commission Expires August 13, 2013

File Number: 210040316
RETURN TO:
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Brentwood, TN 37027