SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Kelly Ann Callahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 2010

Melissa J. Butchko-Turecki
Notary Public

MY COMMISSION EXPIRES: 8-20-14
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11366

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Tucker	Same	105-13-0-325.00/
(NAME)	(NAME)	
908 Bradford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(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, RMS Residential Properties, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mark Tucker

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:

Land in Davidson County, Tennessee, being Lot No. 18 and the westerly 35 feet of Lot No. 17 on the map of Waldkirchs Subdivision, as of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for more particular description.

Being the same property conveyed to RMS Residential Properties, LLC by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated March 4, 2010, recorded March 11, 2010, of record in Instrument No. 20100311-0018695, 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.

unimproved ☐
This is improved ☒ property, known as 908 Bradford Avenue Nashville 37204
(House Number, (Street) (City or Town) (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 Mark Tucker by Kelly Callahan his Attorney in Fact, and his/her/their assigns, forever.

Said RMS Residential Properties, 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.

BILL GARRETT, Davidson County
Trans:T20100065000 DEEDWARRSP
Recvd: 10/14/10 10:18 2 pgs
Fees:13.00 Taxes:1291.30
20101014-0082267

IN WITNESS WHEREOF, the said RMS Residential Properties, LLC
., has executed this deed this ~~15th~~ 18th day of ~~July,~~ August 2010

RMS Residential Properties, LLC, by: Brighton Real Estate Services, LLC, as Attorney in Fact

STATE OF Utah

COUNTY OF Salt Lake

Amanda Brooke Backus
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the V.P. of Brighton Real Estate Services, LLC, the Attorney in Fact of said RMS Residential Properties, LLC., the within named bargainor, and that he/she as such V.P., 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 Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this ~~15th~~ 18th day of ~~July,~~ August 2010

Stephanie M. Steward
Notary Public

My Commission expires: 1/4/2014

STEPHANIE M. STEWARD
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 01/04/2014
Commission # 581303

RETURN TO:

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

RT11366

908 Bradford Avenue
Nashville, TN 37204