SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100070013 DEEDWARRSP
Recvd: 11/04/10 09:20 2 pgs
Fees:13.00 Taxes:480.63
20101104-0088376

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 2010

Notary Public Suzanne Molnar

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY SEAL STATE OF OHIO

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-7-2015

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

RT11125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Justyn Hunter III	Charles Justyn Hunter III	072-08-0 068.00/
(NAME)	(NAME)	
2122 Geneiva Drive	2122 Geneiva Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville, TN 37216	
(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, **LNV Corporation**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Charles Justyn Hunter III,** an unmarried 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:

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 4 on the Plan of Geneiva Heights, of record in Book 2083, Page 65, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Matthews, a married man, by Warranty Deed from Dalette K. Denhertog and Cecil W. Rankhorn, wife and husband, dated August 18, 2006 and recorded August 24, 2006 in Instrument Number 20060824-0104352, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Beal-LNV Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated April 20, 2009 and recorded June 19, 2009 in Instrument Number 20090619-0057304, and being re-recorded to LNV Corporation, recorded February 25, 2010 in Instrument No. 20100225-0014275, and being re-recorded March 11, 2010 in Instrument No. 20100311-0018667, Register's Office for 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 2122 Geneiva Drive Nashville 37216
(House Number, (Street) (City or Town) (Postal Zip)

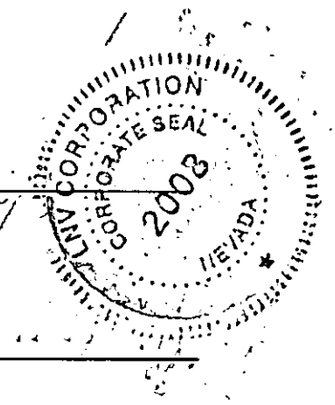
TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Charles Justyn Hunter III, and his/her/their assigns, forever.

Said **LNV Corporation**, 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.

IN WITNESS WHEREOF, the said **LNV Corporation** ., has executed this deed this 10/8/10

LNV Corporation

Kent Twitchell
Its Attorney-In-Fact



STATE OF Texas

COUNTY OF Collin

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 SVP of Beal Service Corp., the Attorney in Fact of said **LNV Corporation**, the within named bargainor, and that he/she as such Attorney-in-Fact, 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 201004120027434 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10/8/10

Notary Public

My Commission expires: 6/4/14



RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11125

2122 Geneiva Drive
Nashville, TN 37216