B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $110,500.00.

Affiant

Subscribed and sworn to me on November 30, 2010.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans: T20100076453 DEEDWARR
Recvd: 12/03/10 13:52 3 pgs
Fees: 18.00 Taxes: 408.85
20101203-0096609

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24805SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Linda McKenzie 117 Rockglen Court Antioch, TN 37013	SAME AS NEW OWNER	164-10-A-006.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kondaur REO, L.L.C., hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Linda McKenzie, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on Plan of Village One Summerfield of record as Instrument No. 20000211-0014170 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Kondaur Capital Corporation by Substitute Trustee's Deed from ReconTrust Company, N.A., Substitute Trustee, of record as Instrument No. 20100813-0063961 in the Register's Office for Davidson County, Tennessee. And being further conveyed to Kondaur REO, L.L.C., by Quitclaim Deed from Kondaur Capital Corporation of record as Instrument No. 20101203-0096608, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been paid by the Grantor and subsequent years assumed by the Grantees; and
2. Subject to matters shown on Plan of record as Instrument No. 20000211-0014170 in the Register's Office for Davidson County, Tennessee.
3. Subject to Covenants, Conditions and Restrictions of record in Book 11588, page 484, as amended in Book 11669, page 376, Instrument No. 20010308-0021946, and Instrument No. 20010504-0046260 in said Register's Office.
4. Stormwater Detention Agreement of record as Instrument No. 20000113-0004777 in said Register's Office.

5. Easements of record as Instrument Nos. 20000809-0079074; 20000824-0083643; 20000913-0091248; 20000913-0091249; 20000804-0077639 and 20000913-0091247 in said Register's Office.
6. Charter of Homeowners' Association of record in Book 11648, page 660, and Instrument Nos. 20010326-0028531 in said Register's Office.
7. By-Laws of record in Book 11648, page 662, and Instrument No. 20010504-0046261 in said Register's Office.
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 117 Rockglen Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, it's heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, her heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS our hands on November 30, 2010.

Kondaur REO, L.L.C.

By: Kondaur REO, L.L.C. ~~by Kondaur Capital Corporation, its~~ authorized agent

STATE OF CALIFORNIA; COUNTY OF _____

Before me, the undersigned, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be _____ (or other officer authorized to execute the instrument) of Kondaur REO, L.L.C., the within named bargainor, a corporation, and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand and official seal on November 30, 2010.

See attached acknowledgment.
NOTARY PUBLIC

My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange }

On 11/30/10 (Date) before me, Gary Summers, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Jay Zimmerman (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GARY SUMMERS
Commission # 1859012
Notary Public - California
Orange County
My Comm. Expires Jul 25, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 11/30/10 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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