SPECIAL WARRANTY DEED



SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF January 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20110002972 DEEDWARRSP
Recvd: 01/14/11 12:51 2 pgs
Fees:13.00 Taxes:292.30
20110114-0004061

RT10832

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frontier Two, LLC	Frontier Two, LLC	148-02-0 107.00/
(NAME)	(NAME)	
5144 Linbar Drive	P.O. Box 1610	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Springfield, TN 37172	
(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, **OWB REO, LLC**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Frontier Two, LLC,**
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 13 on the Plan of the Resubdivision of Reserve Parcel "B" of Century Center Park, of record in Plat Book 5800, Page 94, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Castillo and Annie Castillo by Warranty Deed from David Scott Baily and Antoinette Baily dated July 11, 2007 and recorded July 16, 2007 in Instrument Number 20070716-0084662, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to OneWest Bank, FSB by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated October 15, 2009 and recorded November 6, 2009 in Instrument Number 20091106-0102765, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to OWB, REO, LLC by QuitClaim Deed from OneWest Bank, FSB, dated January 4, 2011, recorded Simultaneously herewith in Instrument No. * Registers's Office, Knox County, Tennessee.

*20110114-0004060

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 ☒ property, known as 5144 Linbar Drive Nashville 37211
improved

(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 Frontier Two, LLC, and his/her/their assigns, forever.

Said OWB REO, 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.

IN WITNESS WHEREOF, the said OWB REO, LLC,

., has executed this deed this January 7, 2011

For the property commonly known as:
5144 Linbar Drive
Nashville, TN 37211

OWB REO, LLC,

Jeannie Cisneros
AVP/REO

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeannie Cisneros AVP/REO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this January 7 2011

Commission expires:

AMY R SCHUMANN
Notary Public, State of Texas
My Commission Expires
November 06, 2011

Notary Public

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://rtnai.wordpress.com

RT10832