Davidson County DEEDWARRSP
Recvd: 02/07/11 10:49 5 pgs
Fees:28.00 Taxes:499.50
20110207-0010563

SPECIAL WARRANTY DEED

The legal description and state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

THIS INSTRUMENT is entered into on this the 25th day of January, 2011, by and between INDYMAC VENTURE, LLC, hereafter called Seller, and KIRK LEIPZIG, hereafter called Buyer.

WITNESSETH: That for and in consideration of the sum of Ten Dollars, cash in hand paid, and other good, valuable and sufficient consideration, receipt of all of which is hereby acknowledged, the Seller has this day bargained and sold and hereby conveys unto the Buyer, and his heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot #2 of the Resubdivision of Lot #8, Ordway Home Place, as of record in Book #2854, Page 87, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description. Description taken from prior deed of record.

BEING the same property conveyed from Arnold M. Weiss, Substitute Trustee, to Indymac Venture, LLC, its successors and assigns, by deed dated June 22, 2010, recorded in the Register's Office for Davidson County, Tennessee, in Instrument Number 20100628-0050019, to which reference is here made.

For Property Assessor's purposes only: This property is designated on the tax maps as Map 83-5-392.

This instrument prepared by:

McIntyff & McIntyff PLLC
Attorneys and Counselors at Law
801 Sunset Drive E-2
Johnson City, TN 37604-3033
Telephone: (423) 282-6000
M11-06

PROPERTY OWNER
Name & Address:
Kirk Leipzig
5105 Cornell Court
Brentwood, TN 37027

Person or agency responsible for payment of taxes
Kirk Leipzig
5105 Cornell Court
Brentwood, TN 37027

1204718K8

TO HAVE AND TO HOLD unto the said Buyer and his heirs and assigns, in fee simple.

And the Seller covenants with the Buyer and his heirs and assigns that it is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey this property; that Seller has done nothing to encumber said property and that Seller will forever warrant and defend the Buyer against the lawful claims and demands of all persons whomsoever claiming by or through said Seller, but not otherwise.

This conveyance is made subject to all valid restrictive covenants and easements, if any, of record or which may be apparent from an inspection of the premises.

IN WITNESS WHEREOF, the duly authorized officer of INDYMAC VENTURES, LLC, or its agent, has set his name in behalf of said company on this the day and date first above written, and acknowledges that he is duly authorized and empowered to sign this document in behalf of said company.

INDYMAC VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY ONEWEST BANK, FSB, A FEDERAL SAVINGS BANK, ITS SERVICING AGENT

BY:_____
PETER KONKOWSKI, Vice President

This instrument prepared by:

McIntuff & McIntuff PLLC
Attorneys and
Counselors at Law
801 Sunset Drive E-2
Johnson City, TN 37604-3033

Telephone: (423) 282-6000
M11-06

STATE OR COMMONWEALTH OF _____

COUNTY OR CITY OF _____

Personally appeared before me, _____, a Notary Public in and for the State or Commonwealth and County or City aforesaid, PETER KONKOWSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an authorized agent of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute the within instrument on behalf of the maker.

WITNESS my hand and seal at office in the State or Commonwealth and County or City aforesaid on this the _____ day of _____, 2011.

_____
Notary Public

My Commission Expires: _____ See attached Acknowledgement

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 135,000.00, which amount is equal to or greater than the amount which the property or interest would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn before me this the 26th day of January, 2011.

My Commission Expires: 10/14/13

_____
Notary Public

This instrument prepared by:

McAninch & McAninch PLLC
Attorneys and
Counselors at Law
801 Sunset Drive E-2
Johnson City, TN 37604-3033

Telephone: (423) 282-6000
M11-06

SHANNON GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On Jan. 25, 2011 (Date) before me, Leticia Gonzalez, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Peter Konkowski (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.

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)

LETICIA GONZALEZ
Commission # 1876065
Notary Public - California
Los Angeles County
My Comm. Expires Jan 7, 2014

Place Notary Seal and/or Stamp 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: Special Warranty Deed

Document Date: January 25, 2011 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Peter Konkowski	Signer's Name: _____
☑ Corporate Officer — Title(s): VP	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

©2008 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827

True Copy Certification

I, Tracy L. Shanks, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracy L. Shanks
Signature

State of Virginia

County of Henrico

Personally appeared before me, [Cheryl Walton], a notary public for this county and state, [Tracy L. Shank] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheryl Murray Walton
Notary's Signature

My Commission Expires: 2-28-12
Notary' Seal (if on paper)

