BILL GARRETT, Davidson County
Trans:T20110008080 DEEDWARRSP
Recvd: 02/08/11 08:39 2 pgs
Fees:13.00 Taxes:155.40

20110208-0010926

SPECIAL
WARRANTY DEED

FEBRUARY

THIS INDENTURE, made and entered into this 1st day of ~~January~~, 2011 by and between **Aurora Loan Services, LLC,** party of the first part, and Noel McPherson, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson,** Tennessee:

> Lot 1-B, Zone Lot Division of Lot 1, Harbor Gate, Section 3, as shown on plat of record in Plat Book 6900, Page 693, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record at Instrument No. 20100504-0033738, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, Easements and other matters of record including in Plat Book 6900, Page 693 and Plat Book 6050, Page 179; Restrictions of record in Plat Book 6486, Page 436; Plat Book 6597, Page 157; Plat Book 6599, Page 984; Restrictive Covenants in Plat Book 6886, Page 676; Agreement of record at Instrument Number 20050817-0097923;* in the Register's Office of **Davidson** County, Tennessee; year 2011 property taxes; and matters that would be revealed by a current survey;
*Subject to rights of others in common areas and elements
and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Aurora Loan Services, LLC
By: LPS Asset Management Solutions, Inc, Its Attorney-in-Fact

By: _____
Printed Name: Pamela J. Croeker, Vice President
Title: _____

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Pamela J Croeker, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the VP of **LPS Asset Management Solutions, Inc.,** a corporation, which caused this instrument to be executed on behalf of **Aurora Loan Services, LLC,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Aurora Loan Services, LLC.**

WITNESS my hand, at office, this 1st day of Jan, 2011.

_____
Notary Public

Commission Expiration: 12/4/2013

MARIA L. OROZCO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/04/2013

PREPARED BY:
CHRISTOPHER J. THORNTON, P.C.
1661 AARON BRENNER DRIVE #301
MEMPHIS, TN 38120
F2413818

PROPERTY ADDRESS:
704 Holder Drive
Nashville, TN 37217

PARCEL ID NUMBER: 136-14-238.00

PROPERTY OWNER &
MAIL TAX BILLS TO:
NOEL MCPHERSON
2008 RANSOM PLACE
NASHVILLE, TN 37217

STATE OF TENNESSEE
COUNTY OF SHELBY

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS ~~$42,000.00~~ WHICH *$42,000.00 AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Melissa C. Washburn
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 2ND DAY OF FEBRUARY, 2011.

Phyllis W. Frederick
NOTARY PUBLIC

COMMISSION EXPIRATION: 2-13-13

S:\Chris\Chris Server\Aurora Docs\SWD.Holder.Davidson County.docx

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY