BILL GARRETT, Davidson County
Trans:T20110011074 DEEDWARRSP
Recvd: 02/23/11 12:44 4 pgs
Fees:23.00 Taxes:375.55
20110223-0014838

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-110100013S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Brian Hiatt	SEND TAX BILL TO: Brian Hiatt	MAP/PARCEL NUMBERS: 083-14-0-160.00
(Name) 109 Kenner Av	← (Name)	
(Address) Nashville TN 37205	(Address)	
(City) (State) (Zip) % Parthenon Title	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Aurora Loan Services, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Brian Hiatt, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1912 Russell Street, Nashville, TN, 37206, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 hand as of the 30th Dec 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Aurora Loan Services, LLC by LPS Asset Management Solutions, Inc. as Attorney In Fact

By: _____

Name: Norma J. Dudgeon, AVP

Its: _____

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Norma J Dudgeon who acknowledged to me that she/he is AVP (Title of person signing) of LPS Asset Management Solutions (Name of Company), the attorney-in-fact for Aurora Loan Services, LLC, and that in its capacity as attorney-in-fact for Aurora Loan Services, LLC she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Aurora Loan Services, LLC and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 30th day of Dec, 2010.

Notary Public

My Commission Expires: 12/4/2013

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

State of TN
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 101500

Affiant

Subscribed and sworn to before me this 2/8/11

Notary Public

My Commission Expires: 5/6/13

RE: 1912 Russell Street, Nashville, TN 37206

REBECCA [illegible] BURLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 51 of Block C, as shown on the map entitled Priest Home Place, of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aurora Loan Services, LLC by Substitute Trustee's Deed recorded 12/2/10, instrument no. 20101202-0095770, said Register's Office.

RE: 1912 Russell Street, Nashville, TN 37206

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1912 Russell Street, Nashville, TN 37206