SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110013592 DEEDWARRSP
Recvd: 03/07/11 14:34 3 pgs
Fees:18.00 Taxes:111.00
20110307-0018054

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March 2011

Notary Public

MY COMMISSION EXPIRES:

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11757

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William K. Johnson	William K. Johnson	060-16-0 206.00/
(NAME)	(NAME)	
2801 Oakwood Avenue	704 Treasury Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Lebanon, TN 37087	
(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, **Homesales, Inc.**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **William K. Johnson**, single 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:

SEE ATTACHED EXHIBIT "A"

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 2801 Oakwood Avenue Nashville 37207
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 William K. Johnson, and his/her/their assigns, forever.

Said **Homesales, Inc.**, 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 **Homesales, Inc.**
., has executed this deed this February 17, 2011

For the property commonly known as:
2801 Oakwood Avenue
Nashville, TN 37207

Homesales, Inc.

Wendy Evans
President

STATE OF **Florida**

COUNTY OF **Duval**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wendy Evans, vice president, 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 VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this Feb. 17, 2011

Commission expires:

MELONYE H. NADEAU
MY COMMISSION # DD674406
EXPIRES: August 22, 2011
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

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

Loan No. 907909849

RT11757

Escrow File No.: **RT11757**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot 1 on the Plat Amendment of the Resubdivision of Reserve Parcel "B", Shepardwood Subdivision, Section 1, of record in Instrument Number 200402180018378, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Year: 2003, Make: Fleetwood, Model: 0764F, Serial Number TNFL227A57508CY/TNFL227857508CT12.

Being the same property conveyed to Nathaniel Bunton, a married man, by Warranty Deed from Mid State Home Services, LLC dated November 22, 2002 and recorded December 5, 2002 in Instrument Number 20021205-0149837, Register's Office for Davidson County, Tennessee, AND;

Scrivner's Affidavit filed to correct Warranty Deed dated December 15, 2006 and recorded December 22, 2006 in Instrument Number 20061222-0158495, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Crystanna Duffy as Co-Trustee dated September 12, 2007 and recorded April 10, 2008 in Instrument Number 20080410-0036287, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Chase Home Finance, LLC by Quit Claim Deed from The Secretary of Housing and Urban Development of Washington, D.C. dated March 3, 2009 and recorded March 5, 2009 in Instrument Number 20090305-0019845, Register's Office for Davidson County Tennessee.

Affidavit of Affixation (Manufactured Home) dated December 7, 2006 and recorded December 27, 2006 in Instrument Number 20061227-0159582, Register's Office for Davidson County, Tennessee. Also see Affidavit of Affixation (Mobile Home) dated May 5, 2008 and recorded May 12, 2008 in Instrument Number 20080512-0048420.

Being the same property conveyed to grantor(s) by deed of record in _____,
Register's office for 20110307 0018053 .