BILL GARRETT, Davidson County
Trans:T20110018123 DEEDWARRSP
Recvd: 03/29/11 08:54 5 pgs
Fees:28.00 Taxes:462.50



20110329-0023912

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-110300061S
615-503-7901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Wayne Moore and Dora S. Moore	SEND TAX BILL TO: Wayne Moore and Dora S. Moore	MAP/PARCEL NUMBERS: 093-06-1D-106.00-CO
(Name)	(Name)	
916 Quail Valley Dr.	916 Quail Valley Dr.	
(Address)	(Address)	
Brentwood, TN 37027	Brentwood, TN 37027	
(City) (State) (Zip)	(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 Wayne Moore and Dora S. Moore, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 309 Church Street, 106, Nashville, TN, 37201, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 3-21-11, 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 Goodman Dean, Inc. as Attorney In Fact

By: Nancy Holland

Name: NANCY HOLAND

Its: Authorize officer

Goodman Dean, Inc.
Attorney in Fact for
Aurora Loan Servicing, LLC

State of California
County of ORANGE

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Nancy Holland who acknowledged to me that she/he is AUTHORIZE OFFICER (Title of person signing) of Goodman DEAN (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 21 day of March, 2011.

PHYLLIS BARTH
COMM. #1828223
Notary Public - California
Orange County
My Comm. Expires Dec. 25, 2012

Phyllis Barth
Notary Public

My Commission Expires: Dec. 25, 2012

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.

Affiant

Subscribed and sworn to before me this 3/23/2011.

Veronica Taylor
Notary Public

My Commission Expires: 10-20-14

VERONICA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

RE: 309 Church Street, 106, Nashville, TN 37201

EXHIBIT "A"

Property commonly known as: 309 Church Street #106, Nashville, TN 37201 County of Davidson

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 106, The Banner Block Condomiums, as established under Master Deed of recording Instrument 20050527-0060419, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Unit 106 includeds two parking spaces.

Being the same property conveyed to Aurora Loan Services, LLC by Substitute Trustee's Deed recorded 2/2/11, instrument no. 20110202-0009197, in the Register's Office of Davidson County Tennessee.

RE: 309 Church Street, 106, Nashville, TN 37201

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: 309 Church Street, 106, Nashville, TN 37201

Exhibit "C"

AURORA LOAN SERVICES
A Lehman Brothers Company

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Limited Power of Attorney

KNOWN ALL PEOPLE BY THESE PRESENTS: THAT, AURORA LOAN SERVICES LLC., A DELAWARE LIMITED LIABILITY COMPANY, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 10350 PARK MEADOWS DRIVE, LITTLETON, CO 80124, ACTING HEREIN THROUGH ITS MEMBER OR MANAGER, DOES HEREBY MAKE AND APPOINT GOODMAN DEAN, INC., WITH ITS PRINCIPAL PLACE OF BUSINESS AT 4281 KATELLA AVENUE, SUITE 131, LOS ALAMITOS, CA 90720, TO BE ITS TRUE AND LAWFUL ATTORNEY IN FACT. THIS LIMITED AND SPECIAL POWER OF ATTORNEY GRANTED HEREBY SHALL BE LIMITED TO THE MATTERS DESCRIBED BELOW:

TO EXECUTE AND DELIVER, IN THE NAME OF AURORA LOAN SERVICES, LLC., AS ITS AGENT AND ATTORNEY IN FACT, ANY LISTING AGREEMENTS, PURCHASE AGREEMENTS, INSTRUMENTS OF SALE, DEEDS, TRANSFER, CONVEYANCE OR OTHER DOCUMENTS NECESSARY TO EFFECTUATE ITS RESPONSIBILITIES AND OBLIGATIONS PURSUANT TO THE PROPERTY MANAGEMENT AND MARKETING AGREEMENT EXECUTED BY AND BETWEEN AURORA LOAN SERVICES LLC. AND GOODMAN DEAN, INC., ON DECEMBER 3RD, 2007.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS LIMITED POWER OF ATTORNEY THIS 9TH DAY OF APRIL, 2009.

WITNESSES:

Printed Name: Holly Gray

Printed Name: Robin Akell

AURORA LOAN SERVICES LLC.

Printed Name: Trinity Weekes
Title: Vice President

BILL GARRETT, Davidson County
Trans:T20090034160 POA
Recvd: 05/22/09 14:59 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090522-0047595

STATE OF COLORADO
COUNTY OF DOUGLAS

BE IT KNOWN, that on the 9th day of April 2009, personally came and appeared Trinity Weekes, acting in his/her official capacity as member or manager of Aurora Loan Services, LLC., and who was to me personally known, and known to me to be the same person described in, and who executed, the within power of attorney, and he/she acknowledges the within power of attorney to be an official corporate act authorized by said Trinity Weekes, to be its act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by seal of office the day and year last above written.

Notary Public

Prepared By: Arnold M. Weiss, Attorney
208 Adams Ave,
Memphis, TN 38103

FONIKA BALDWIN NOTARY PUBLIC STATE OF COLORADO

8/21/12