SPECIAL WARRANTY DEED



DOREEN R. MULLEN
Notary Public, State of Ohio
My Commission Expires
April 30, 2011

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April 2011

Doreen R. Mullen
Notary Public

MY COMMISSION EXPIRES: April 30 2011
(AFFIX SEAL)

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

RT11781
Loan No. 0021170899

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Brandt	George Brandt	083-13-0013.00
(NAME)	(NAME)	
206 South 11th Street	700 Church St. #906	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville, TN 37203	
(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 George Brandt, 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 improved ☒ property, known as 206 South 11th Street Nashville 37206
(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 George Brandt, 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.

BILL GARRETT, Davidson County
Trans:T20110024533 DEEDWARRSP
Recvd: 04/26/11 15:53 3 pgs
Fees:18.00 Taxes:464.35
20110426-0031991

Escrow File No.: **RT11781**

EXHIBIT "A"

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

Being the North 20 feet of Lot Number 205 and the South 20 feet of Lot Number 206 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said parts of Lots adjoin and front together 40 feet on the west side of 11th Street and run back between lines 183 feet, more or less on the south line of part of Lot Number 205 and 181 feet, more or less on the north line of Lot Number 206 to an alley on which measures 40 feet.

Being the same property conveyed to Steven Muller and wife, Shelly Muller by Warranty Deed from Robert N. Hoff II and wife, Karen E. Hoff dated September 16, 2005 and recorded September 20, 2005 in Instrument Number 20050920-0112887, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Homesales, Inc. by Trustee's Deed from Shellie Wallace as Successor Trustee dated June 30, 2010 and recorded July 22, 2010 in Instrument Number 20100722-0057498, Register's office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Homesales, Inc., has executed this deed this 4-15-11

For the property commonly known as:
206 South 11th Street
Nashville, TN 37206

Homesales, Inc.

Cheryl Thayer
Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared, Cheryl Thayer known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the V.P. of Homesales, Inc., ~~the Attorney in Fact~~ of said Homesales, Inc., the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 4-15-11

Notary Public

My Commission expires: _____

KANDIE NICOLE GEORGE
MY COMMISSION # DD893649
EXPIRES May 27, 2013
(407) 398-0153 FloridaNotaryService.com

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://resourcetitle.wordpress.com

RT11781

206 South 11th Street
Nashville, TN 37206