2

BILL GARRETT, Davidson County
Trans:T20110031191 DEEDWARRSP
Recvd: 05/25/11 13:39 4 pgs
Fees:23.00 Taxes:122.10
20110525-0040117

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-1105000995
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Lisa Smith and Debbie Graham	SEND TAX BILL TO: Lisa Smith and Debbie Graham	MAP/PARCEL NUMBERS: 092-07-0-319.00
(Name) 4655 Pond Creek Rd	(Name) 4655 Pond Creek Rd	
(Address) Pegram TN 37143	(Address) Pegram TN 37143	
(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 who acquired title as Aurora Loan Services, Inc., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Lisa Smith and Debbie Graham, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1735 / 37 Herman Street, Nashville, TN, 37208, 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 5-17-11, 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 who acquired title as
Aurora Loan Services, Inc by LPS Asset Management
Solutions, Inc. as Attorney In Fact

By: _____

Name: Norma J. Dudgeon, AVP

Its: AVP

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 Inc (Name of Company), the attorney-in-fact for Aurora Loan Services, LLC who acquired title as Aurora Loan Services, Inc., and that in its capacity as attorney-in-fact for Aurora Loan Services, LLC who acquired title as Aurora Loan Services, Inc. she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Aurora Loan Services, LLC who acquired title as Aurora Loan Services, Inc. and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17 day of May, 2011

_____
Notary Public

My Commission Expires: _____

* as joint tenants in common, with rights of survivorship

TN_RDO_SpecialWarrantyDeed_1pg.rdw
IM/VOS LD 12/10/2010

NSR-1105000995
05/17/11 @ 03:42:PM

NELLIE PERRY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 03/01/2015

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 33,000

Affiant

Subscribed and sworn to before me this 5/23/11

Notary Public

My Commission Expires: 10/2014

VERONICA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

RE: 1735 / 37 Herman Street, Nashville, TN 37208

EXHIBIT "A"

Being Lot No. 2 on the Plan of E.C. Scruggs' Subdivision of Lot Nos. 17-22 inclusive in Bosticks Third Addistion, as of record in Book 161, Page 41; said Lot No 2 fronts together with Lots 1, 3 and 4 w 150.2 feet on the southerly side of Herman formerly Hamilton Street, and run back 90 feet 6 inches on the westerly line with the easterly margin of 18th Avenue North, formerly Bostick Street, to an alley, measuring 157 feet thereon.

Being the same property conveyed to Aurora Loan Services, Inc. from MCC TN, LLC as Substitute Trustee by Substitute Trustee's Deed dated 03/31/2011, recorded on 04/05/2011 in Instrument No. 20110405-0026095, in the Register's Office of Davidson County, Tennessee.

RE: 1735 / 37 Herman Street, Nashville, TN 37208

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.

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