BILL GARRETT, Davidson County
Trans:T20110042147 DEEDWARRSP
Recvd: 07/13/11 11:29 3 pgs
Fees:18.00 Taxes:291.19
20110713-0053567

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,699.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 2011

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LESLIE N. MCKIM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 02-22-2015

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTINA AND FAGAN PEDIGO	**CHRISTINA AND FAGAN PEDIGO**	06513006600
(NAME) 4864 SHSHONE DRIVE	(NAME) 4864 Shshone Drive	
(ADDRESS)	(ADDRESS)	
OLD HICKORY TN 37138 (CITY) (STATE) (ZIP)	Old Hickory TN 37138 (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 , **SABR MORTGAGE LOAN 2008- 1 REO SUBSIDIARY-1, LLC**, , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **CHRISTINA AND FAGAN PEDIGO*** , 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:

*husband and wife

*wife and husband

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 499, ON THE PLAN OF SHERWOOD FOREST , SECTION 5 AS SHOWN ON PLAT RECORD IN PLAT BOOK 4660, PAGE 190 AS CORRECTED IN BOOK 5670, PAGE 535 IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
PROPERTY ADDRESS :4864 SHSHONE DRIVE, OLD HICKORY, TN 37138

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 4864 SHSHONE DRIVE OLD HICKORY 37138

(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 **CHRISTINA AND FAGAN PEDIGO** _____, and /their assigns, forever.

Said Grantor. **SABR MORTGAGE LOAN 2008- 1 REO SUBSIDIARY-1, LLC** 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 **SABR MORTGAGE LOAN 2008- 1 REO SUBSIDIARY-1, LLC**, has executed this deed this 4/27/2011

For the property commonly known as:
4864 SHSHONE DRIVE
OLD HICKORY, TN 37138

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

SABR MORTGAGE LOAN 2008- 1 REO SUBSIDIARY-1, LLC BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

Heather Weeks

Renee Hensley

Home Retention Manager

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Renee Hensley, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Home Retention Manager of Ocwen Loan Servicing, LLC, the Attorney in Fact of said **SABR MORTGAGE LOAN 2008- 1 REO SUBSIDIARY-1, LLC.**, the within named bargainor, and that he/she as such Renee Hensley, 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 4/27/2011

Ron Blair Closer Notary Public

My Commission expires: _____

RON BLAIR
Comm# DD0791763
Expires 5/26/2012
Florida Notary Assn., Inc

RETURN TO:

CLOSETRAK LLC
STE. 103
6046 N. BROTHER BLVD.
BARTLETT, TN 38133

4864 SHSHONE DRIVE
OLD HICKORY, TN 37138