Record 2nd

BILL GARRETT, Davidson County
Trans:T20110051608 DEEDWARRSP
Recvd: 08/22/11 13:54 2 pgs
Fees:13.00 Taxes:321.90
20110822-0064853

S&K #: 11-015266

SPECIAL WARRANTY DEED

THIS DEED, between Aurora Loan Services, LLC, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Ben Turner hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 23,Hill-N-Dale Acres Subdivision, as shown on Plat of record in Book 2900, Pages 33 and 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for complete description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060530-0062776 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110203-0009567, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Aurora Loan Services, LLC,

By: LPS Asset Management Solutions, Inc. as Attorney in Fact, its attorney in fact

By: _____
Title: Norma J. Dudgeon, AVP

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma J. Dudgeon, AVP of LPS Asset Management Solutions, Inc. as Attorney in Fact as Attorney in Fact for Aurora Loan Services, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 22 day of July, 2011.

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

NOTARY PUBLIC

My Commission Expires: _____

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

STATE OF Colorado
COUNTY OF Jefferson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.
Aurora Loan Services LLC

Affiant LPS Asset Management Solutions, Inc., as attorney in fact
Norma J. Dudgeon, AVP

Subscribed and sworn to before me this the 22 day of July, 2011.

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO

Notary Public

My commission expires: My Commission Expires 06/17/2013

Property Address: 917 Deervale Drive, Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ben Turner
917 Deervale Dr
Nashville TN 37217

Map & Parcel 10615004600

THIS INSTRUMENT PREPARED BY: & RETURN TO:
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566