BILL GARRETT, Davidson County
Trans:T20110073733 DEEDWARRSP
Recvd: 11/21/11 14:31 3 pgs
Fees:18.00 Taxes:148.00
20111121-0091180

This Instrument is Prepared by and Return to:
Continental REO Services, Inc.
7777 Bonhomme Avenue, Suite 1100
Clayton, MO 63105
(314) 862-2447

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of OCTOBER, 2011, by and Residential Fund Manager 321, LLC hereinafter called GRANTOR, party of the first part, has bargained and sold, and by these presents does transfer and convey unto Brian V. Watkins ~~and~~, * unmarried Grantee, party of the second part, whose address is: 2984 Sunnyview Dr, Nashville, Tennessee 37218.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) the receipt of which is hereby acknowledged, the said GRANTOR has bargain and sold and does herby bargain, sell, convey and confirm unto the said Grantee, the follow described real estate, situated and being in the County of Davidson, State of Tennessee.

Legal Description: See Attached Exhibit A

Tax ID: 059-01-0 017.00

The property hereinabove described was acquired by Residential Fund Manager 321, LLC by instrument recorded in Book * Page _____ in the aforesaid County and State.
* 20111121-0091179
TO HAVE AND TO HOLD the same to the said Grantee his/her/its heirs/successors and assigns, the Grantor's successors and assigns hereby covenanting with the Grantee and his/her heirs and assigns that the title so conveyed is free of any encumbrances by or through the Grantor.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above. The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through, or under the Grantor and no other. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor occurring solely during the period of Grantor's ownership of the subject real estate.

IN TESTIMONY WHEREOF, witness the name of Grantor, herein the date and year first above written.

Residential Fund Manager 321, LLC

X _____

By: Ryan Phillips, as an Officer of R.E.M.I.C., as Managing Member for Residential Fund Manager 321, LLC

State of California)
) ss.
County of Orange)

On this 18th day of October, 20 11, before me, the subscriber, a Notary Public in and for said county and State, personally came Ryan Phillips, as President an Officer of R.E.M.I.C., as Managing Member for Residential Fund Manager 321, LLC, the Grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

_____
Notary Public

Property Address: 2984 Sunnyview Dr, Nashville, Tennessee 37218

I, or we, hereby swear or affirm that the actual consideration for this Transfer or value of the property transferred, whichever is greater is 40,000.00, which amount is equal to or greater than the amount which the property transferred would summon at a fair voluntary sale.

_____
Affiant (Buyer)

Subscribed and sworn to before me this 19th day of November, 20 11

_____, Notary Public

ANNA LEUNG
COMM # 1886284
NOTARY PUBLIC · CALIFORNIA
ORANGE COUNTY
My Commission Expires
April 18, 2014

New Property Owner and
Send Tax Bills to:
BRIAN V WATKINS
4487 POST PLACE #112
NASHVILLE, TN 37205

My Commission Expires: 04/07/2013

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 303, BUENA VISTA ESTATES, SECTION 6A, as shown on plat of record in Plat Book 4660, Page 6, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the within named grantor(s) by Deed recorded simultaneously herewith in Book _____, page _____ or Instrument No. 20111121-0091179, Register's Office for said County.