BILL GARRETT, Davidson County
Trans:T20110074478 DEEDWARRSP
Recvd: 11/28/11 09:08 3 pgs
Fees:18.00 Taxes:96.20
20111128-0092037

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12132

JAMIE D. KEETON
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD954993
EXPIRES 1/24/2014
BONDED THRU 1-888-NOTARY1

State of FLORIDA
County of BROWARD
The actual consideration or value, whichever is greater, for this transfer is $26,000.00

Affiant
Subscribed and sworn to before me, this 23 day of November, 2011.

Notary Public

My Commission Expires:

Map/Parcel Number(s) 04307009000

Address of New Property Owner(s):
Julio C. Dubon and Maria R. Dubon
910 Anderson Lane
Madison, TN 37115

Send Tax Bills To:
Julio C. Dubon
1201 Sioux Terrace
Madison, TN 37115

SPECIAL WARRANTY DEED

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, **Reverse Mortgage Solutions, Inc., for the benefit of Bank of America** said grantor does hereby bargain, sell, transfer and convey unto **Julio C. Dubon and Maria R. Dubon,** HUSBAND AND WIFE, 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**, 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.

Commonly known as: 910 Anderson Lane, Madison, TN 37115
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Julio C. Dubon and Maria R. Dubon**, and their assigns, forever.

Said **Reverse Mortgage Solutions, Inc., for the benefit of Bank of America**, 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 **Reverse Mortgage Solutions, Inc., for the benefit of Bank of America**, has executed this deed this 2nd day of November, 20 11.

Reverse Mortgage Solutions, Inc., for the benefit of Bank of America

By: Noel McClellan

Noel McClellan, Assistant Vice President

Name: ~~RMC Asset Management Solutions, LLC~~ (ne) ~~As Attorney-in-Fact for Fannie Mae~~

Title:

JON R. PAYLOR
Notary Public, State of Texas
My Commission Expires
March 03, 2015

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Noel McClellan, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ~~of~~ Assistant Vice President, ~~the Attorney-in-Fact~~ of said **Reverse Mortgage Solutions, Inc., for the benefit of Bank of America**, the within named bargainer, and that he/she, 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 Registers Office for Davidson County, Tennessee.~~

Witness my hand and Notarial Seal this 4th day of November, 2011.

Jon R. Paylor

Notary Public

My Commission expires: March 03, 2015

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12132
Property: 910 Anderson Lane, Madison, TN 37115

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 RT12132
Independence, Ohio 44131

EXHIBIT "A"

The following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the plan of Archwood Acres, Section 2, as of record in Book 2331, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 176 feet on the Southerly side of Thornton Road and extends back 196.53 feet on the Westerly line and 247.7 feet on the Easterly line to a dead line measuring 183.29 feet thereon.

Being the same property conveyed to Reverse Mortgage Solutions, Inc., for the benefit of Bank of America, by Substitute Trustee's Deed, from Brock & Scott, PLLC, as Substitute Trustee, dated November 15, 2010 and recorded November 16, 2010, in Instrument No. 20101116-0091682, said Register's Office, Davidson County, Tennessee.