BILL GARRETT, Davidson County
Trans:T20110078864 DEEDWARRSP
Recvd: 12/13/11 14:03 2 pgs
Fees:13.00 Taxes:1054.13
20111213-0097074

S&K #: 11-018812

SPECIAL WARRANTY DEED

THIS DEED, between Capital One N.A. organized and existing under the laws of the United States of America, hereinafter called Grantor, and Kellie Carson & Robert Carson 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 33, First Revision, Final Plat of the Poplar Creek Estates, Phase V, Section B-2 (The Highlands of Allens Green) Planned Unit Development, as shown on Plat of Record in Instrument No. 20030618-0084283, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 2004-10080122116 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110407-0026897, 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.

Capital One N.A.

BY: _____

Title: William R. Chaney
REO Operations Manager

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Omney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is an officer or authorized signatory of Capital One N.A., the within named bargainor, a corporation, and that he/she, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer or authorized signatory.

WITNESS my hand and Official Seal at Office this 4 day of Nov., 2011.

Samantha Burks
Notary Public

My commission expires: _____

SAMANTHA BURKS
Notary Public, State of Texas
My Commission Expires
August 03, 2014

STATE OF TN
COUNTY OF Shelby

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 $284,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Vanessa Hale
Affiant

Subscribed and sworn to before me this the 9th day of December, 2011.

A. Ashley Turner
Notary Public

ASHLEY TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
My commission expires: JANUARY 05, 2015

Property Address: 1716 Yellow Wood Ct, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Kellie Carson & Robert Carson
1716 Yellow wood ct
Nashville TN 37221

S & K File # 11-018612

Map & Parcel - 155 07 0B 060.00

THIS INSTRUMENT PREPARED BY: + Return to
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566