BILL GARRETT, Davidson County
Trans:T20120001611 DEEDWARRSP
Recvd: 01/06/12 15:23 2 pgs
Fees:13.00 Taxes:88.80
20120106-0001843

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of December, 2011 by and between **Aurora Loan Services, LLC,** party of the first part, and Sebastine Eraga, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson,** Tennessee:

> Lot 23, Block "BB", Map of Fairview Subdivision, as shown on plat of record in Plat Book 1130, Page 54, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record at Instrument No. 20110810-0061527, in the Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, Easements and other matters of record including in Plat Book 1130, Page 54; all in the Register's Office of **Davidson** County, Tennessee; year 2011 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Aurora Loan Services, LLC
By: Green River Capital, LC, Its Attorney-in-Fact

By: _____
Printed Name: _____
Title: Aviva J. Bush, Vice President

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Aviva J. Bush, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the VP of **Green River Capital, LC,** a corporation, which caused this instrument to be executed on behalf of **Aurora Loan Services, LLC,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Aurora Loan Services, LLC.**

WITNESS my hand, at office, this 27 day of December, 2011.

Commission Expiration: 6/3/2013 _____ Notary Public

Notary Public
RHONDA K KITCHEN
Commission #579023
My Commission Expires
June 3, 2013
State of Utah

PREPARED BY:
CHRISTOPHER J. THORNTON, P.C.
1661 AARON BRENNER DRIVE #301
MEMPHIS, TN 38120
FF100163

PROPERTY ADDRESS:
4006 Meadow Road
Nashville, TN 37218

PARCEL ID NUMBER: 069040026.00

PROPERTY OWNER &
MAIL TAX BILLS TO:
New Owner
4006 Meadow Rd.
Nashville TN 37218

STATE OF Utah
COUNTY OF Salt Lake

I, OR WE, 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 $24,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT Aviva J. Bush, Vice President Green River Capital LC as Attorney-in-Fact

SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF December, 2011.

NOTARY PUBLIC

COMMISSION EXPIRATION: 6/3/2013

Notary Public
RHONDA K KITCHEN
Commission #579023
My Commission Expires
June 3, 2013
State of Utah

S:\Chris\Chris Server\Aurora Docs\SWD.4006 Meadow.docx