This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-989

Return To: 1200154 2
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

STATE OF Tennessee)
COUNTY OF Rutherford)
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 $39,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NMcKinney
Grantee or Agent of Grantee

Heather Lee State of Tennessee Notary Public Rutherford Co

Subscribed and sworn to before me this 17th day of January, 2012.

Heather Lee
Notary Public
My Commission Expires: 8-20-13
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Robert Biancheri 1651 Preston Place Brentwood, TN 37027	Robert Biancheri 1651 Preston Place Brentwood, TN 37027	106 13 0 138.00

BILL GARRETT, Davidson County
Trans: T20120004224 DEEDWARRSP
Recvd: 01/18/12 14:18 2 pgs
Fees: 13.00 Taxes: 144.30
20120118-0004966

SPECIAL WARRANTY DEED
(Corporation)

GMAC Mortgage, LLC, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Robert Biancheri, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 65 on the plan of Sadler Place, as of record in Book 332, Page 31, Registers Office for said county, more particularly described as follows:

Said lot No. 65 fronts 50 feet on the Westerly side of Sadler Avenue and runs between parallel lines 165 feet to an alley.

Being the same property conveyed to GMAC Mortgage, LLC by Substitute Trustee's Deed filed September 21, 2011 and recorded as Instrument No. 20110921-0073074

Commonly known as: 2119 Sadler Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 10 day of JANUARY 2012.

GMAC Mortgage, LLC

BY: _____
TEERAYUT KAEWPRADIT

ITS: AO

Certificate of Acknowledgment

State of Texas

County of Dallas ss.

Personally appeared before me, the undersigned Notary Public, Teerayut Kaewpradit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the AO 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 10th day of January 2012.

_____
Notary Public Sebrena Jones

My commission expires:
08/28/2014
(Seal)

SEBRENA JONES
Notary Public, State of Texas
My Commission Expires
August 28, 2014