BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18 day of January, 2012 by and between REOCO, Inc., hereinafter called Grantor, and Linus Daniel Catignani, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, June 18, 1960, as follows:
Beginning in the center of Rawlings Road (formerly Bernard Road), said point being north 87 deg. West 318 feet from the southwest corner of the property conveyed to Oliver J. Waller, Jr., et al, by deed from Clive Anderson, et al, of record in Book 2993, Page 332, said Register's Office; thence North 3 deg. East 319 feet; thence North 87 deg. West 125 feet; thence South 3 deg. West 319 feet to the center of Rawlings Road; thence with the center line of the same, South 87 deg. East 125 feet to the beginning, containing 0.91 acres, more or less.

Being the same property conveyed by Trustee's Deed of record in Instrument Number ~~2011031-0084513~~ 20111031-0084513, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

BILL GARRETT, Davidson County
Trans:T20120009182 DEEDWARRSP
Recvd: 02/07/12 09:06 2 pgs
Fees:13.00 Taxes:329.30
20120207-0010820

7023-093257-LC

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 14 day of January, 2012.

REOCO, Inc., by Residential Credit Solutions, Inc., its attorney in fact.

BY: Cheryl McKnight

TITLE: ~~Cheryl McKnight of PMH Financial, LLC~~ as Assistant Vice President for Residential Credit Solutions, Inc.

STATE OF Colorado

COUNTY OF Denver

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Cheryl McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be ~~ASS; Stant Vice President~~ of Residential Credit Solutions, Inc., and who acknowledged that she/he as ASS; Stant Vice President being authorized so to do, executed and delivered the foregoing instrument on behalf of REOCO, Inc., by and through Residential Credit Solutions,, Inc., (hereinafter referred to as "REOCO, Inc."), as its attorney-in-fact and as the free act and deed of the within named REOCO Inc.

~~Witness my hand and seal~~, this 18 day of January, 2012.

Shana Luper
Notary Public
State of Colorado
My Commission Expires
4/18/2014

Notary Public

My Commission Expires: 4/18/2014

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Property Address: 4950 Rawlings Road, Joelton, TN 37080

~~Parcel #~~ MAP 021 / PARCEL 52.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES new owner

Mail Tax Bill to: 4950 Rawlings Rd.
Joelton, TN 37080

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Feb, 2012.

Notary Public
My Commission Expires: May 8, 2012

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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