BILL GARRETT, Davidson County
Trans:T20120011759 DEEDWARRSP
Recvd: 02/16/12 14:20 3 pgs
Fees:18.00 Taxes:203.96
20120216-0013806

This document prepared by:
Allison Bourke
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.
T2L: 12-37029A

SPECIAL WARRANTY DEED

This Deed, made the 2nd of February 2012, by and between **LPP Mortgage, LTD**, a Texas limited partnership, as first party, and **Jennifer Joy and Jonathan Joy**, husband and wife, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

All that parcel of land in County of Davidson, State of Tennessee as more fully described in Book 11516 Page 963 and being more particularly described as follows:

Being Lot No. 99 on the Plan of Golden Valley Estates, Section One, of record in Book 4175, Page 142, Registers Office for Davidson County, Tennessee to which plat reference is hereby made for a more accurate legal description.

Municipal Address: 3144 Gwynnwood Dr., Nashville, Tennessee 37207
Parcel Number: 060010133.00

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by Substitute Trustee's Deed of Property from Patricia Anne Timberlake to LPP Mortgage LTD dated October 27, 2011 and recorded November 1, 2011 as Instr #20111101 / 84871, of the official records of Davidson County, Tennessee.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

LPP Mortgage, LTD

By: _____
Signature

KENT TWITCHELL, ATTORNEY IN FACT

STATE OF Texas

COUNTY OF Collin **, to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, KENT TWITCHELL, 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 ATTORNEY IN FACT (or other officer authorized to execute the instrument) of LPP Mortgage Ltd. the within named bargainor, a partnership, and that such Kent Twitchell or officer as such Attorney-in-fact, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as LPP Mortgage, LTD.

Witness my hand and seal, at office this 25 day of January, 20 12.

My commission expires: 6/4/14

_____
Notary Public

BRANDON HOWELL
My Commission Expires
June 4, 2014

Property Owner & Address: Jennifer Joy and Jonathan Joy
1017 W. Eastland Ave
Nashville TN 37206

Tax Parcel No.: 060010133**00**

Mail Tax Bill to: Jennifer Joy and Jonathan Joy
~~3144 Gwynnwood Dr.~~
~~Nashville, TN 37207~~
1017 W. Eastland Ave
Nashville, TN 37206

STATE OF TENNESSEE

COUNTY OF DAVIDSON, to wit:

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **FIFTY FIVE THOUSAND ONE HUNDRED TWENTY FIVE AND 00/100 ($55,125.00) DOLLARS**, which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Jennifer Joy

Jonathan Joy

SUBSCRIBED AND SWORN TO before me this 2 day of February, 20 12.

My commission expires: _____

Notary Public

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013