BILL GARRETT, Davidson County
Trans:T20120013905 DEEDWARRSP
Recvd: 02/27/12 10:11 3 pgs
Fees:18.00 Taxes:658.60
20120227-0016541

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12226

NOTARIAL SEAL STATE OF OHIO

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant
Subscribed and sworn to before me, this 24th day of Feb., 2012.
Patricia Johnson
Notary Public

My Commission Expires:

Map/Parcel Number(s) 08309030400

Address of New Property Owner(s):
Andy L. French II
1420 Ordway Place
Nashville, TN 37206

Send Tax Bills To:
Andy L. French II
1420 ordway place
Nashville, TN 37206

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Reverse Mortgage Solutions, Inc.** said grantor does hereby bargain, sell, transfer and convey unto **Andy L. French II,** Single, and his heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 1420 Ordway Place, Nashville, TN 37206
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Andy L. French II**, and his assigns, forever.

Said **Reverse Mortgage Solutions, Inc.**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Reverse Mortgage Solutions, Inc.**, has executed this deed this 13 day of January, 20 12.

Reverse Mortgage Solutions, Inc.

Noel McClellan, AVP
Name:

Noel McClellan, Asst V.P.
Title:

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Noel McClellan, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst Vice President of Reverse Mortgage Solutions, Inc., the Attorney-in-Fact of said **Reverse Mortgage Solutions, Inc.**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number 20120207-0011654O of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 13th day of January, 20 12.

MARY A. JACK
Notary Public, State of Texas
My Commission Expires
October 03, 2015

Mary A Jack
Notary Public

My Commission expires: Oct. 3, 2015

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12226
Property: 1420 Ordway Place, Nashville, TN 37206

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 122 on the Map of A.V.S. Lindsley's 29 acre tract, of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reverse Mortgage Solutions, Inc. by Trustee's Deed from Wilson & Associates, PLLC, Shellie Wallace, Partner, dated November 16, 2011 and recorded November 29, 2011, in Instrument No. 20111129-0092552, said Register's Office, Davidson County Records.