BILL GARRETT, Davidson County
Trans:T20120020174 DEEDWARRSP
Recvd: 03/20/12 15:19 4 pgs
Fees:23.00 Taxes:296.00
20120320-0023717

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-120200043S
615-503-9901

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>Noe Espana | SEND TAX BILL TO:<br>Noe Espana | MAP/PARCEL NUMBERS:<br>150-01-0-221.00 |
|---|---|---|
| (Name)<br>3109 Towne Village Rd | (Name)<br>3109 Towne Village Rd | |
| (Address)<br>Antioch, TN 37013 | (Address)<br>Antioch, TN 37013 | |
| (City) (State) (Zip) | (City) (State) (Zip) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, LNV Corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Noe Espana, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2828 Creekview Drive, Nashville, TN, 37217, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**(Continuation of Special Warranty Deed)**

Witness our hand as of the 2-17-12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

LNV Corporation by Kent Twitchell as Attorney In Fact

BY: _____

NAME: Kent Twitchell

ITS: Its Attorney-In-Fact

State of Texas
County of Collin

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Kent Twitchell who acknowledged to me that she/he is Senior Vice President ~~(Title of person signing) of~~ Real Service Corporation ~~(Name of Company),~~ the attorney-in-fact for LNV Corporation, and that in its capacity as attorney-in-fact for LNV Corporation she/he executed, signed and delivered the above and foregoing instrument after having been authorized by LNV Corporation and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17th day of February, 2012

JENNIFER CAROL MOORE NOTARY PUBLIC STATE OF TEXAS EXPIRES 05-13-2012

Notary Public

My Commission Expires: 05/13/12

State of Tx
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.

Affiant

Subscribed and sworn to before me this 2-28-12.

CAROL W. HART STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public

My Commission Expires: 12-1-2012

RE: 2828 Creekview Drive, Nashville, TN 37217

EXHIBIT "A"

The Following land in Davidson County, Tennessee: A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 672, on the plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LNV Corporation from Shapiro & Kirsch, LLP, as Substitute Trustee by Substitute Trustee's Deed dated 11/01/2011, recorded on 11/14/2011 as Instrument No. 20111114-0088454, in the Register's Office for Davidson County, Tennessee.

RE: 2828 Creekview Drive, Nashville, TN 37217

# SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed 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."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 2828 Creekview Drive, Nashville, TN 37217