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BILL GARRETT, Davidson County
Trans:T20120026271 DEEDWARRSP
Recvd: 04/11/12 08:49 4 pgs
Fees:23.00 Taxes:621.60
20120411-0030831

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-120300045S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Terry J. Foster	SEND TAX BILL TO: Terry J. Foster	MAP/PARCEL NUMBERS: 1821204018.00
(Name) 612 Applejack Ct.	(Name) 612 Applejack Ct.	
(Address) Antioch, TN 37013	(Address) 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, Aurora Loan Services, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Terry J. Foster, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 612 Applejack Ct., Antioch, TN, 37013, 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 3-30-12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Aurora Loan Services, LLC by Goodman Dean, Inc. as Attorney In Fact

By: _____

Name: Daniel Miller

Its: _____

Goodman Dean, Inc.
Attorney in Fact for
Aurora Loan Services, LLC

State of CA
County of ORANGE

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid DANIEL MILLER who acknowledged to me that she/he is AUTH. OFFICER (Title of person signing) of GOODMAN DEAN (Name of Company), the attorney-in-fact for Aurora Loan Services, LLC, and that in its capacity as attorney-in-fact for Aurora Loan Services, LLC she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Aurora Loan Services, LLC and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 30 day of March, 2012.

Phyllis Barth
Notary Public
My Commission Expires: 12-25-12

NRO1
PHYLLIS BARTH
COMM. #1828223
Notary Public - California
Orange County
My Comm. Expires Dec. 25, 2012
NRO1

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 168,000

Affiant

Subscribed and sworn to before me this 4/16/2012.

Notary Public

My Commission Expires: 01/26/2014

Angela Howard
NOTARY PUBLIC
Rutherford County, Tennessee

RE: 612 Applejack Ct., Antioch, TN 37013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 300 on the plan of Apple Valley Subdivision, Section 1, as of record in Instrument Number 20020809-0096488, and corrected by Surveyor's Certificate of Correction of record in Instrument Number 20011203-0148635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Aurora Loan Services, LLC by Trustee's Deed from Angela Boyd as Co-Trustee dated November 10, 2011 and recorded November 17, 2011 in Instrument Number 20111117-0089712, Register's Office for Davidson County, Tennessee.

RE: 612 Applejack Ct., Antioch, TN 37013

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: 612 Applejack Ct., Antioch, TN 37013