Property Address: 3815 Park Avenue
Nashville, TN 37209

After Recording Return To:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of April, 2012 by and between **Aurora Loan Services, LLC**, party of the first part, and Matthew Haitas, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

> Lot 7 and the westerly half of Lot 6, Block 14, Plan of Charlotte Park, 2nd Addition, as shown on plat of record in Plat Book 57, Pages 160 & 161, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This being the same property conveyed to grantor herein by Trustee's Deed of record at Instrument No. 20110706-0051520, in the Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, Easements and other matters of record including in Plat Book 57, Pages 160 & 161; all in the Register's Office of **Davidson** County, Tennessee; year 2012 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20120031284 DEEDWARRSP
Recvd: 04/30/12 11:22 2 pgs
Fees:13.00 Taxes:462.50
20120430-0036625

Aurora Loan Services, LLC
By: Green River Capital, LLC, Its Attorney-in-Fact

By: _____
Printed Name: _____
Title: AVIVA BUSH, VICE PRESIDENT

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared AVIVA Bush, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the VP of **Green River Capital, LLC**, a corporation, which caused this instrument to be executed on behalf of **Aurora Loan Services, LLC**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Aurora Loan Services, LLC.**

WITNESS my hand, at office, this 16 day of April, 2012.

_____
Notary Public

Commission Expiration: 6/3/2013

Notary Public
RHONDA K KITCHEN
Commission #579023
My Commission Expires
June 3, 2013
State of Utah

PREPARED BY:
CHRISTOPHER J. THORNTON, P.C.
1661 AARON BRENNER DRIVE #301
MEMPHIS, TN 38120
C3855205

PROPERTY ADDRESS:
3815 Park Avenue
Nashville, TN 37209

PARCEL ID NUMBER: 092 130 118.00

PROPERTY OWNER &
MAIL TAX BILLS TO:
Matthew Haitas
191 Moultrie Park
Nashville, TN 37205

STATE OF Utah
COUNTY OF Salt Lake

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $125,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT AVIVA BUSH, VICE PRESIDENT
Green River Capital LLC as Attorney In Fact

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF April, 2012.

NOTARY PUBLIC

COMMISSION EXPIRATION: 6/3/2013

Notary Public
RHONDA K KITCHEN
Commission #579023
My Commission Expires
June 3, 2013
State of Utah

S:\Chris\Chris Server\Aurora Docs\SWD.3815 Park Avenue.docx