BILL GARRETT, Davidson County
Trans:T20120033370 DEEDWARRSP
Recvd: 05/07/12 10:12 2 pgs
Fees:13.00 Taxes:514.30
20120507-0039013

This instrument prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

File No.: 4277127
LTE File: **7156**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of April, 2012 by and between **Cartus Corporation,** parties of the first part, and John D. Gonzalez and Melissa Gonzalez* party of the second part,

*husband and wife

WITNESSETH: This 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 had 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 City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County Tennessee, being Lot No. 47 on the Plan of Section Two, Glencliff Estates, of record in Plat Book 1130, Pages 77 and 78, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____: or Instrument No. *20120507-0039012: in said Register's office.

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # 11908003000
☐ Unimproved OR
☒ Improved property located at: 719 Greymont Drive, Nashville, TN 37217.

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/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, 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 party of the first part of the day and year first above written.

Cartus Corporation
By: Vicki Puckett
Name: Vicki Puckett
Title: Asst. Sec.

State of Tenn

County of Shelby

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Vicki Pickett with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the asst Sec of **Cartus Corporation**, the within named bargainer, a limited liability company, and that **he/she** as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company as such _____ of **Cartus Corporation.**

Witness my hand and Notarial Seal at office this 5th day of ~~March~~ March 2012.

NEVADIA E. ASHLEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

My Commission Expires:
My Commission Expires: **March 7, 2015**

****

Owner's Name: ~~John Gonzalez~~

and Address: **719 Greymont Drive**

Nashville, TN 37217

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Mortgage Research Center, LLC
dba VA Mortgage Center
~~2101 Chapel Plaza Court, STE~~ 107
Columbia, MO 65203

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Subscribed and sworn to before me this 6th day of April, 2012.

Notary Public

My Commission Expires:

This instrument prepared by: Rev. January 19, 2012