BILL GARRETT, Davidson County
Trans:T20120034566 DEEDWARRSP
Recvd: 05/10/12 10:51 3 pgs
Fees:18.00 Taxes:856.55
20120510-0040527

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12389

State of TENNESSEE
County of RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $231,500.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2012.

Notary Public

My Commission Expires: 8-15-15

LORI T. WOMBLE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Map/Parcel Number(s) 109-01-0A-054.00-CO/

Address of New Property Owner(s):
William H. Lizor Jr.
708 Lakeridge Way
Nashville, TN 37214

Send Tax Bills To:
F+M Bank
2021 Richard Jones Road, Ste 200
Nashville, TN 37215

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, **Island Source II, LLC** said grantor does hereby bargain, sell, transfer and convey unto **William H. Lizor Jr.,** single man, and their 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: 708 Lakeridge Way, Nashville, TN 37214
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 **William H. Lizor Jr.**, and his/her/their assigns, forever.

Said **Island Source II, LLC**, 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 **Island Source II, LLC**, has executed this deed this 9th day of April, 20 12.

Island Source II, LLC

By: Thomas G. Rock

Name: **Thomas G. Rock** **Authorized Representative**

Title:

STATE OF Minnesota

COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Thomas G. Rock, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Rep. of Island Source II, LLC, ~~the Attorney-in-Fact of said **Island Source II, LLC**, 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 _____ of record in Registers Office for **Davidson** County, Tennessee.~~

Witness my hand and Notarial Seal this 9th day of April, 20 12.

AMY SUNDELL
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2015

Notary Public

My Commission expires: 1/31/15

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

RT12389
Property: 708 Lakeridge Way, Nashville, TN 37214

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 RT12389
Independence, Ohio 44131

EXHIBIT "A"

Property located in the County of Davidson, Tennessee:

Being Lot No. 15, on the Plan of First Revision Phase Three Lakeridge, of record in Plat Book 9700, Page 373, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated October 21, 2011 and recorded November 1, 2011 in Instrument No. 20111101-0085077, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Island Source II, LLC by Special Warranty Deed from Regions Bank, D/B/A Regions Mortgage, Successor by merger to Amsouth Bank and successor by merger to Union Planters Bank, N.A., dated March 9, 2012 and recorded March 30, 2012 **in Instrument No.** 20120330000027123**, Register's Office for Davidson County, Tennessee.**