THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2011103114TN1

BILL GARRETT, Davidson County
Trans:T20120044478 DEEDWARR
Recvd: 06/15/12 14:17 3 pgs
Fees:18.00 Taxes:686.35
20120615-0052843

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 12th day of April, 2012, by and between **Aurora Loan Services, LLC** as party of the first part, located at , and, **Jason Adair and Nanette Adair,** party(ies) of the second part located at 1028 Berwick Trail Madison, TN 37115

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 real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Madison Heights Section II, Part II, of record in Book 2133, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

The last recorded deed being the Trustee's Deed recorded at Instrument No. 20110330-0024467 of Davidson County Register of Deeds Office, TN.

Property: 1028 Berwick Trail Madison TN 37115
Parcel ID No.: 052 11 0 044.00

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, its heirs, or 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

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 it, 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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Aurora Loan Services, LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Aurora Loan Services, LLC by CoreLogic REO Services, a division of CoreLogic Default Information Services, LLC as Attorney in Fact

BY: _____

TITLE: Jeffrey Kitchens - Portfolio Manager

STATE OF COLORADO

COUNTY OF DENVER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jeffrey Kitchens - Portfolio Manager with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the PORTFOLIO MGR of CoreLogic REO Services, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 10 day of APRIL 2012

SUZANNE STOLOW
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires Mar. 4, 2014

Suzanne Stolow
Notary Public

My Commission Expires: 3/4/2014

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Property: 1028 Berwick Trail Madison TN 37115
Parcel ID No.: 052 11 0 044.00
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Mail Tax Notices To and Property Owner:
Jason Adair & Nanette Adair
1028 Berwick Trail
Madison, TN 37115

I, or we, 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 $ 185,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of APRIL 2012

SUZANNE STOLOW
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 4, 2014

Suzanne Stolow
Notary Public

My Commission Expires: 3/4/2014