After Recording Return To:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

This Instrument Prepared under the supervision of:
Nancy Webber, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE
FOR CLOSING

Map & Parcel:
84-1/146.00

SPECIAL WARRANTY DEED

Property Owner:
Jeremy Hundley
2518 Brittany Drive
Nashville, TN 37206

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 7th day of June, 2012, between KONDAUR CAPITAL CORPORATION, a corporation organized in the state of California, with a business address of One City Boulevard West, Suite 1900, Orange, CA 92868 ("**GRANTOR**"), and JEREMY HUNDLEY, a single/married/unmarried man, residing at 2518 Brittany Drive, Nashville, TN 37206. ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 86 ON THE PLAN OF SECTION ONE, ROSE ESTATES OF RECORD IN BOOK 3600 PAGE 37 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO KONDAUR CAPITAL CORPORATION FROM LARRY D. WOODROOF AND BRENDA WOODROOF, HUSBAND AND WIFE BY DEED IN LIEU OF FORECLOSURE DATED MARCH 21, 2012 RECORDED APRIL 3, 2012 AS INSTRUMENT NUMBER

BILL GARRETT, Davidson County
Trans:T20120051063 DEEDWARRSP
Recvd: 07/11/12 14:46 4 pgs
Fees:23.00 Taxes:333.57
20120711-0060973

BEING THE SAME PROPERTY CONVEYED TO KONDAUR CAPITAL CORPORATION FROM LARRY D. WOODROOF AND BRENDA WOODROOF, HUSBAND AND WIFE BY DEED IN LIEU OF FORECLOSURE DATED MARCH 21, 2012 RECORDED APRIL 3, 2012 AS INSTRUMENT NUMBER 20120403-0027922, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1014 Shadow Lane, Nashville, TN 37206

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

The remainder of this page has been intentionally left blank.

Signature page to follow.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

KONDAUR CAPITAL CORPORATION

By: _____

Printed Name: Thi Lopez, Asset Coordinator

Title: _____
Authorized Agent

STATE OF CALIFORNIA }

COUNTY OF Orange }

On this 7th day of June, 2012, before me personally appeared Thi Lopez who is the _____ of **KONDAUR CAPITAL CORPORATION** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as its free act and deed, not individually but on behalf of the Grantor herein.

See attached cert.
NOTARY PUBLIC

My Commission Expires:_____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 90,155.00

_____
Affiant

Subscribed and sworn to before me this 7th day of June, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

No title search was performed on the subject property by the preparer. the preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to the preparer by grantor/grantee and /or their agents, no boundary survey was made at the time of this conveyance.

State of California) ss:
County of Orange)

On the 7th day of June in the year 2012 before me, the undersigned, personally appeared Thi Lopez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shauna D. Poole

Notary Public Signature **Shauna D. Poole**

SHAUNA D. POOLE
Commission # 1849716
Notary Public - California
Orange County
My Comm. Expires May 17, 2013