BILL GARRETT, Davidson County
Trans:T20120078338 DEEDWARRSP
Recvd: 10/16/12 08:21 2 pgs
Fees:13.00 Taxes:314.50

20121016-0094505

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Brittany Ann White
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF October, 2012.

NOTARY PUBLIC

My Commission expires: 11/7/12

THIS INSTRUMENT PREPARED BY:

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brittany Ann White	BB&T	95-5-B-92CO
(NAME)	(NAME)	
2120 Lebanon Pike Apt 100	301 Colllege Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Greenville, SC 29602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

GOSHEN MORTGAGE REO, LLC

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

BRITTANY ANN WHITE, UNMARRIED

(herein called "Grantees"), the real property situated in DAVIDSON County, Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Unit No. 100 on the Master Deed of Easthaven Townhomes of record in Instrument No. 0010806-0083543, said Register's Office for Davidson County, Tennessee, to which Master Deed of reference is made for a more complete description thereof:

Being the same property conveyed to Goshen Mortgage REO LLC., by Special Warranty Deed from US Bank National Association ND, dated December 28, 2011 of record in Instrument No. 20120104-0000553, said Register's Office.

Also being the same property conveyed to US Bank National Association, ND by deed from B. Phillips Jones, Substitute Trustee, dated November 4, 2011 of record in Instrument No. 2011114-0088951, said Register's Office.

Also being the same property conveyed to Phillip L. Baumgart, married and wife Nama Ellis, by deed from R.J. York Homes, LLC, dated March 23, 2004 of record in Instrument No. 20040325-0033964, said Registers Office.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their heirs and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantees, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

In Witness Whereof, the Grantors have caused this instrument to be executed this 8th day of October, 2012.

GOSHEN MORTGAGE REO, LLC

By: _____

Brad M. Tri

Bradley M. Tri

ACKNOWLEDGMENTS:

STATE OF Colorado
COUNTY OF Arapahoe

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bradley M. Tri, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Bradley M Tri to be the LPOA of the within named bargainor, a corporation, and that he as such LPOA, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Bradley M Tri as such LPOA.

Witness my hand and official seal on this the 8th day of October, 2012.

CECILIE E. CHAVEZ NOTARY PUBLIC STATE OF COLORADO

_____
Notary Public

My Commission Expires: 10/14/2015