Davidson County	DEEDWARRSP
Recvd: 10/31/12 12:12	3 pgs
Fees:18.00 Taxes:369.63	
20121031-0099994	

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12499

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Affiant

Subscribed and sworn to before me, this 30 day of October, 20 12

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Map/Parcel Number(s) 041140A02600CO

Address of New Property Owner(s):
Lyntasha Simmons
1552 Brick Drive
Nashville, TN 37207

Send Tax Bills To:
owner at property address

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, **Central Mortgage Company** said grantor does hereby bargain, sell, transfer and convey unto **Lyntasha Simmons,** single, 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: 1552 Brick Drive, Nashville, TN 37207
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 **Lyntasha Simmons**, and his/her/their assigns, forever.

Said **Central Mortgage Company**, 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 **Central Mortgage Company**, has executed this deed this 17 day of October, 20 12.

Central Mortgage Company

Name: CENTRAL MORTGAGE CO.
MICHELLE K. STEWART

Title: ASST. VICE PRESIDENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Michelle K Stewart, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst Vice President of said **Central Mortgage Company**, the within named bargainer, and that he/she, being authorized so to do.

Witness my hand and Notarial Seal this 17 day of October, 20 12.

DAVID CRANE NOTARY PUBLIC SALINE CO., ARKANSAS Commission No. 12363242 My Commission Expires 11/01/2017

Notary Public

My Commission expires: 11/1/17

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

RT12499
Property: 1552 Brick Drive, Nashville, TN 37207

EXHIBIT "A"

Situated in Davidson County, State of Tennessee, to wit:

Lot Number 26 on the Final Plat the Fields of Brick Church, a record by Instrument Number 20040604-0065967, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Central Mortgage Company by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated September 5, 2012 and recorded September 21, 2012 in Instrument No. 20120921-0085942, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

My Commission Expires: 11-4-13

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY