This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-1136

BILL GARRETT, Davidson County
Trans:T20120085834 DEEDWARRSP
Recvd: 11/09/12 09:48 3 pgs
Fees:18.00 Taxes:166.13
20121109-0103621

STATE OF Tennessee )
COUNTY OF Williamson )
I, or we, hereby 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 $44,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Grantee or Agent of Grantee

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

Notary Public
My Commission Expires: 9/27/2015
(Seal)

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Gregory Beard<br>5200 Vaughn's Gap Road<br>Nashville, TN 37205 | same as new owner | 081 07 0 126.00 |

## SPECIAL WARRANTY DEED
## (Corporation)

GMAC Mortgage, LLC, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Gregory Beard, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

A Certain tract or Parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being the northerly part of Lot Number 12 in the O. B. V. Plan of Lots of Nashville, Tennessee. Said Lot 12 fronts 50 feet on the westerly side of 10th Avenue North and runs back between lines 128 feet to a line.

Being the same property conveyed to GMAC Mortgage, LLC by Trustee's Deed filed

June 25, 2012 and recorded as Instrument 201206250055159 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2015 10th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 31st day of October, 2012.

GMAC Mortgage, LLC

BY: _____
Scott Buskirk

ITS: Authorized Officer

**Certificate of Acknowledgment**

**State of** Texas

**County of** Dallas

)ss.

**Personally appeared before me, the undersigned Notary Public,** Scott Buskirk **, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the** AO **of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

**Witness my hand and official seal, at office this** 31 **day of** October 2012

**Notary Public**

**My commission expires:**

1/26/16

**(Seal)**

STEPHEN CHARLES TAGLIARINO
Notary Public, State of Texas
My Commission Expires
January 26, 2016