BILL GARRETT, Davidson County
Trans:T20120090018 DEEDWARRSP
Recvd: 11/27/12 08:51 3 pgs
Fees:18.00 Taxes:337.81

20121127-0108583

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12467

State of TEXAS
County of HARRIS
The actual consideration or value, whichever is greater, for this transfer is $91,300.00

Affiant
Subscribed and sworn to before me, this 14TH day of NOV, 2012.

Notary Public

My Commission Expires:

WILLIAM WADE WHEELER
Notary Public, State of Texas
My Commission Expires
February 03, 2016

Map/Parcel Number(s) 10509035700/

Address of New Property Owner(s):
Charles Devier
1813 Elliott Avenue
Nashville, TN 37203

Send Tax Bills To:
Charles Devier
833 Acklen Ave.
Nashville, TN 37203

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, **Reverse Mortgage Solutions, Inc.** said grantor does hereby bargain, sell, transfer and convey unto **Charles Devier,** married, 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: 1813 Elliott Avenue, Nashville, TN 37203
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 **Charles Devier**, and his/her/their assigns, forever.

Said **Reverse Mortgage Solutions, Inc.**, 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 **Reverse Mortgage Solutions, Inc.**, has executed this deed this 14TH day of NOVEMBER, 20 12.

Reverse Mortgage Solutions, Inc.

By: _____
PAMELA J RAMSEY

Name:

ASSISTANT VICE PRESIDENT

Title:

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared PAMELA RAMSEY, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of _____, ~~the~~ ~~Attorney in Fact~~ of said **Reverse Mortgage Solutions, Inc.**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book ____, Page ____, or in Instrument Number ____ of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 14TH day of NOVEMBER, 2012.

_____
Notary Public

WILLIAM WADE WHEELER
Notary Public, State of Texas
My Commission Expires
February 03, 2016

My Commission expires: _____

WILLIAM WADE WHEELER
Notary Public, State of Texas
My Commission Expires
February 03, 2016

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

RT12467
Property: 1813 Elliott Avenue, Nashville, TN 37203

WILLIAM WADE WHEELER
Notary Public, State of Texas
My Commission Expires
February 03, 2016

EXHIBIT "A"

Situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the Southerly part of the Northerly part of Lot Number 20 on the Plat of Waverly Land Company's Plan of Lots of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Southwesterly margin of Elliott Avenue, formerly Germania Crescent; said point being located Northwestwardly 192 feet along said Southwesterly margin from the Northeast corner of Lot Number 21 of said Subdivision; said point also being the Northeast corner of the property conveyed to James Albert Bell and wife, Julia C. Bell by deed from D.E. Mallernee, Jr., and wife, Mary Long Mallernee, of record in Book 2877, Page 99, said Register's Office; Thence with said Bell's Northerly line, Westwardly 113.2 feet to the Easterly margin of a 20 foot alley; Thence with the Easterly margin of said alley Northwardly 77.4 feet, more or less, to the Southwest corner of the property conveyed to the Nashville Housing Authority by deed from George L. Rooker, Clerk of the Circuit Court for said County, of record in Book 4413, Page 84, said Register's Office; Thence with Southeasterly line of said Housing Authority Property, Northeastwardly 50 feet, more or less, to the Southwesterly margin of Elliott Avenue; Thence along the Southwesterly margin of Elliott Avenue, Southeastwardly 123 feet, more or less, to the point of beginning.

Being the same property conveyed to Reverse Mortgage Solutions, Inc., by Warranty Deed, from Jannie Pearl Roberts and Sarah Alice Roberts, dated May 14, 2012 and recorded July 5, 2012, in Instrument No. 20120705-0058916, said Register's Office, Davidson County, Tennessee.