This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2012070149TN

Return To: 12001883
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans: T20130000068 DEEDWARRSP
Recvd: 01/02/13 08:46 4 pgs
Fees: 23.00 Taxes: 125.80
20130102-0000077

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Rob Biancheri	(Name) Rob Biancheri	119-01-0-294.00
(Address) 1651 Preston Place	(Address) 1651 Preston Place	
(City) (State) (Zip) Brentwood, TN 37027	(City) (State) (Zip) Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NationsCredit Financial Services Corporation,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Rob Biancheri,*** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **119-01-0-294.00**

*, married

X Improved OR

Unimproved property located at:

321 Rose Street, Nashville, TN 37210, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 12/27/12, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

NationsCredit Financial Services Corporation by Select Portfolio Servicing, Inc. as Attorney in Fact

12-27-12

name DEBRA REILLY, DOC. CONTROL OFFICER

title

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEBRA REILLY (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the DOC CONTROL OFFICER (Title of Person signing) of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for NationsCredit Financial Services Corporation the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained. POA of record in Instrument # 20100706-0052974, DCRO.

Witness my hand and official seal, at office located in Salt Lake City, this 12/27/12.

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

Notary Public
My Commission Expires: 10/10/2016

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $34,000.00.

Affiant

Subscribed and sworn before me this 28th day of December, 2012

Heather Lee
State of Tennessee Notary Public
Rutherford Co

Notary Public
My Commission Expires: 8-20-13

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the Map of Overhill City and W.H. Fox Subdivision, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This being the same property conveyed by Deed in Lieu of Foreclosure from Danny Lee Arnold and Patricia Gayle Arnold to NationsCredit Financial Services Corporation (erroneously referred to as NationsCredit Financial Corporation) dated August 21, 2012 and filed for record October 8, 2012, in Instrument Number 20121008-0092030, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.