RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S. 2nd Floor
Nashville Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20130015043 DEEDWARRSP
Recvd: 02/22/13 12:46 4 pgs
Fees:23.00 Taxes:166.50
20130222-0017956

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 12th day of February, 2013, by and between **PNMAC Mortgage Co. LLC** as party of the first part, located at 6101 Condor Drive, 2nd Floor, Moorepark, CA 93021 and, **Sneaky Ninja, Inc.,** a Tennessee Corporation, party of the second part located at PO Box 68225, Nashville, TN 37206:

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following real estate, situated and being in the County Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot Number 68, on the plan of section one, Joywood Heights, of record in Book 1130, page 91, Register's Office for said county. Said Lot no. 68 fronts 60 feet on the north side of Wesley Avenue and extends back between parallel lines 160 feet to a dead line.

Property: 511 Wesley Ave Nashville TN 37207
Parcel ID No.: 07108019700

The Last recorded Deed was filed of record in Instrument No. 20120802-0068706 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same: and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **PennyMac**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

PNMAC Mortgage Co. LLC

BY: _____ By: PennyMac Loan Services, LLC
It's Attorney In Fact and duly authorized signer:

TITLE: Michael Drawdy
Director, REO

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the _____ of _____, the within named bargain or, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this _____ day of _____,

_____
Notary Public

My Commission
Expires:_____

ACKNOWLEDGMENT

State of California
County of Ventura)

On 2-5-13 before me, Cynthia Hoff, Notary Public
(Insert name and title of the officer)

personally appeared Michael Drawdy,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CYNTHIA HOFF
Commission # 1946931
Notary Public - California
Los Angeles County
My Comm. Expires Sep 2, 2015

Signature _____ (Seal)

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Property: 511 Wesley Ave Nashville TN 37207
Parcel ID No.:
File Number: REO2012092569TN1

Mail Tax Notices To and Property Owner:

Sneaky Ninja, Inc.
P.O. Box 86225
Nashville, TN 37206

I, or we, 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 $ 45,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Michael Drawdy
Director, REO

Subscribed and sworn to before me this 5 day of Feb 2013

CYNTHIA HOFF
Commission # 1946931
Notary Public - California
Los Angeles County
My Comm. Expires Sep 2, 2015

Notary Public

My Commission