BILL GARRETT, Davidson County
Trans:T20130018628 DEEDWARRSP
Recvd: 03/07/13 08:30 3 pgs
Fees:18.00 Taxes:203.50

20130307-0022655

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12493

State of TEXAS
County of HARRIS
The actual consideration or value, whichever is greater, for this transfer is $[illegible]000.00
Affiant
Subscribed and sworn to before me, this 11 day of FEBRUARY 20 13.
Notary Public
My Commission Expires

RICHARD ALAN ALFARO
Notary Public, State of Texas
My Commission Expires
June 12, 2016

Map/Parcel Number(s) 11916005800/

Address of New Property Owner(s):
Alfredo Sanchez Acosta
1038 Drummond Drive
Nashville, TN 37211

Send Tax Bills To:
Alfredo Sanchez Acosta
1038 Drummond Drive
Nashville, TN 37211

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 **Alfredo Sanchez Acosta,** _____, 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: 1038 Drummond Drive, Nashville, TN 37211
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 **Alfredo Sanchez Acosta**, 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 11 day of February, 20 13.

Reverse Mortgage Solutions, Inc.

By: Pamela Ramsey

Name: PAMELA RAMSEY

Title: ASST. VICE PRESIDENT

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 ~~ASST. VICE PRESIDENT 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 11 day of FEBRUARY, 20 13.

RICHARD ALAN ALFARO
Notary Public, State of Texas
My Commission Expires
June 12, 2016

Notary Public

My Commission expires: _____

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

RT12493
Property: 1038 Drummond Drive, Nashville, TN 37211

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Cecilly Jane Sanders Miller Subdivision by survey from Stephen B. Murrell dated April 8, 2011 of which said plat is of record in Instrument No. 20110513003690O, and being a portion of Lot No. 23 on the Plan of Battlewood, Section III, as of record in Plat Book 3300, Page 4, and being further described as follows:

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE FOLLOWING PROPERTY IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

Being a tract of land in the Sixth Civil District of Davidson County and being the same property conveyed to Cecilly Jane Sanders Miller, as evidenced in Instrument No. 20110307-0017856, in the Register's Office of Davidson County, Tennessee. Said property being more particularly described as follows:

LOT 1 - Cecilly Jane Sanders Miller Subdivision

Beginning at an iron rod new in the Southwesterly margin of Drummond Drive at a distance of 25 feet from the center of said Drive, said iron rod new also lying South 41 deg 25 min 33 sec West, at a distance of 1.80 feet from an iron pipe old, being the Northwest boundary corner of Lot 22, Section 3, Battlewood Subdivision, the Beverly J. Brown & Shirley D. Brown property as evidenced in Plat Book 3300, Page 4 and Book 3256, Page 301, in the Register's Office of Davidson County, Tennessee; thence with the West boundary line of the said Brown property, South 41 deg 25 min 33 sec West, at a distance of 317.04 feet to an iron rod old at a chainlink fence in the Northeasterly margin of Interstate 24; thence with the said margin and fence, North 44 deg 23 min 41 sec West, at a distance of 18.40 feet to iron rod old at the Southeast boundary corner of the Metropolitan Government of Nashville & Davidson County property, as evidenced in Book 7704, Page 769, in the Register's Office of Davidson County, Tennessee; thence leaving said margin and running with the East boundary of the said Metropolitan property, North 10 deg 16 min 57 sec East, at a distance of 171.04 feet to an iron rod new at the Northeast boundary corner of the said Metropolitan property, said iron rod new also being the Southeast boundary corner of Lot 2 of the herein described Cecilly Jane Sanders Miller Subdivision; thence with the East boundary of the said Lot 2, North 10 deg 16 min 57 sec East, at a distance of 144.56 feet to an iron rod new; thence North 41 deg 54 min 03 sec East, at a distance of 47.10 feet to an iron rod new in the Southwesterly margin of Drummond Drive; thence with the said Southwesterly margin, South 48 deg 05 min 57 sec East, at a distance of 210.17 feet to the point of beginning, according to a survey by Stephen B. Murrell, TN. R.L.S. No. 2462, or XCEL Land Surveying, on April 08, 2011.

EXCLUDED from the above described property, but to be included in this conveyance is a triangular shaped Ingress/Egress & Utilities Easement across Lot 2, in favor of the above described property for the purpose of ingress/egress & utilities from the Southwesterly margin of Drummond Drive to the Northwesterly boundary of the above described property, said Easement being more particularly described as follows:

INGRESS/EGRESS & UTILITIES EASEMENT

Beginning at an iron rod new in the Southwesterly margin of Drummond Drive at a distance of 25 feet from the center of said drive, said iron rod new also being the most Northwest boundary corner of Lot 1 of the Cecilly Jane Sanders Miller Subdivision, the above described property; Thence with the Northwest boundary of the said Lot 1, South 41 deg 54 min 03 sec East, at a distance of 47.10 feet to an iron rod new, being the East boundary corner of Lot 2, the said Cecilly Jane Sanders Miller Subdivision; thence with a new easement boundary line severing the lands of the said Lot 2, North 10 deg 16 min 57 sec East, at a distance of 55.31 feet to an iron rod new in the Southwesterly margin of Drummond Drive; thence with the said Southwesterly margin, South 48 deg 05 min 57 sec East, at a distance of 29.00 feet point of beginning.

The above described property is subject to all matters as shown on the Final Plat of the Cecilly Jane Sanders Miller Subdivision, Case No. 2011S-025-001, as evidenced in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Reverse Mortgage Solutions, Inc. by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated September 11, 2012 and recorded September 17, 2012 in Instrument No. 20120917-0084322, Register's Office for Davidson County, Tennessee.