BILL GARRETT, Davidson County
Trans:T20130046835 DEEDWARRSP
Recvd: 06/05/13 10:17 3 pgs
Fees:18.00 Taxes:314.50
20130605-0056889

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12337

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TN
County of Williamson
The actual consideration or value, whichever is greater, for this transfer is $85,000.00
Affiant
Subscribed and sworn to before me, this 30th day of May, 2013.
Notary Public
My Commission Expires: 8-5-2013

Map/Parcel Number(s) 164000019

Address of New Property Owner(s):
Yarbrough Group, LLC
5760 Mount View Road
Antioch, TN 37013

Send Tax Bills To:
Yarbrough Group, LLC
1417 Wolf Creek Drive
Nolensville, TN 37135

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 **Yarbrough Group, LLC,** a Tennessee limited liability * , 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:

* company

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: 5760 Mount View Road, Antioch, TN 37013
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 **Yarbrough Group, LLC,** 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 23RD day of MAY, 2013.

Reverse Mortgage Solutions, Inc.

Name: **Pamela J. Ramsey, Assistant Vice President**
REO Management Solutions, LLC

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 said **Reverse Mortgage Solutions, Inc.**, the within named bargainer, and that he/she, being authorized so to do, of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 23RD day of MAY, 2013.

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

RT12337
Property: 5760 Mount View Road, Antioch, TN 37013

EXHIBIT "A"

Situated in Davidson County, Tennessee, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being part of Tract No. 6 Division of the Rucker Farm, as of record in Plat Book 1424, Page 138, said Register's Office, and more particularly described according to a survey made by George W. Watkins, Surveyor, as follows, to wit:

Beginning at a point in the center of Mt. View Road, said point being as measured from a railroad spike located in Mt. View Road at the Southwest corner of Tract No. 6 on said Division of the Rucker Farm as of record in Plan Book 1424, page 138, said Register's Office; Thence along the center line of Mt. View Road North 15 degrees 45 minutes East 166.5 feet to a railroad spike; Thence continuing along the center line of Mt. View Road North 10 degrees East 43.5 feet to the point of beginning; Thence along the center line of Mt. View Road North 10 degrees East a distance of 100 feet to a point in the center line of Mt. View Road; Thence South 84 degrees 40 minutes East a distance of 1136 feet to an iron pin; Thence South 2 degrees 30 minutes West a distance of 100 feet to an iron pin; Thence North 84 degrees 40 minutes West a distance of 1149 feet to the point of beginning.

Being the same property conveyed to Reverse Mortgage Solutions, Inc., by Trustee's Deed, from Angela Boyd Co-Trustee, dated July 20, 2011 and recorded August 5, 2011, in Instrument No. 20110805-0060313, said Register's Office, Davidson County, Tennessee.