BILL GARRETT, Davidson County
Trans:T20130050712 DEEDWARRSP
Recvd: 06/17/13 12:33 3 pgs
Fees:18.00 Taxes:259.19
20130617-0061589

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12588

State of ~~TX~~ TN
County of ~~Hayes~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $70,050.00

Affiant

Subscribed and sworn to before me, this 12th day of June, 2013.

Notary Public

My Commission Expires: 8-5-2013

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map/Parcel Number(s) 09502009100/

Address of New Property Owner(s):
Kevin Rippetoe
2304 Amherst Court
Nashville, TN 37214

Send Tax Bills To:
Kevin Rippetoe
~~500 Moss Lane~~
~~Franklin, TN 37064~~
2304 Amherst Ct.
Nashville, TN 37214

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 **Kevin Rippetoe,** Single, 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: 2304 Amherst Court, Nashville, TN 37214
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 **Kevin Rippetoe,** 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 6 day of June, 2013.

Reverse Mortgage Solutions, Inc.

By: _____

Xochitl Martinez, Assistant Vice President
REO Management Solutions, LLC

Name: _____

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 Xochitl Martinez, 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 6 day of June, 2013.

Karen Maples
Notary Public

KAREN MAPLES
Notary Public, State of Texas
My Commission Expires
May 01, 2017

My Commission expires: 5-1-17

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

RT12588
Property: 2304 Amherst Court, Nashville, TN 37214

EXHIBIT "A"

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

Being Lot No. 94 on the Map of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 begins at a point the Northerly margin of Amherst Court, the common front corner of Lots Nos. 94 and 95; thence with said Court Easterly 48 feet to a point, the beginning of a curve; thence Northeasterly 25.1 feet around said curve, having a radius of 25 feet, to a point; thence continuing around a curve on the margin of Amherst Court 50.3 feet to a point, the common front corner of Lots Nos. 93 and 94; thence Northerly 79.4 feet to a point, the common rear corner of Lots Nos. 93 and 94; thence Northwesterly 142 feet to a point, the common rear corner of Lots Nos. 94 and 95; thence Southerly 169.2 feet to the point of beginning.

Being the same property conveyed to Reverse Mortgage Solutions, Inc. by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated March 6, 2013 and recorded March 8, 2013 in Instrument No. 20130308-0023310, Register's Office for Davidson County, Tennessee.