BILL GARRETT, Davidson County
Trans:T20140019862 DEEDWARRSP
Recvd: 03/25/14 13:31 5 pgs
Fees:28.00 Taxes:999.00
20140325-0024460

Return To: 14-0096
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

~~After Recording Return To:~~
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 3240339
Seller's Loan Number: 3001115371_863571

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
DAVID M AMICK and **SHARON K AMICK**, 1121 Seven Points Pass, Hermitage TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
098130C09700C0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the March 21, 2014, by and between **OWB REO, LLC**, whose mailing address is **2900 Esperanza Crossing, Austin, TX 78758**, hereinafter grantor, and party of the first part, for $270,000.00 (Two Hundred Seventy Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **DAVID M AMICK** and **SHARON K AMICK**, hereinafter grantees, party of the second part, whose tax mailing address is **1121 SEVEN POINTS PASS, HERMITAGE, TN 37076-3729**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $270,000.00 (Two Hundred Seventy Thousand Dollars and Zero Cents), 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 described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **1121 SEVEN POINTS PASS, HERMITAGE, TN 37076-3729**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other

than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Being the same property conveyed to the part of the first part and recorded at: **20130520-0050584**

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT NUMBER 126 ON THE PLAN OF PHASE FOUR, SECTION ONE, THE MEADOWS OF SEVEN POINTS OF RECORD IN INSTRUMENT NUMBER 20040227-0022425, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

MAR 0 3 2014

Executed by the undersigned on _____, 2014:

OWB REO, LLC

By: _____
Louise Chavez
VP

Name: _____

Its: _____

STATE OF TEXAS
~~TRAVIS~~

COUNTY OF _____

Before me, STEPHEN YELVERTON a Notary Public of said State and County aforesaid, personally appeared Louise Chavez its _____ on behalf of **OWB REO, LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Vice President of OWB REO LLC the within named Grantor, Party of the First Part and Bargainor, a DE corporation, and that he or she as such VP, executed the foregoing instrument for the purpose therein contained, by signing the name of Louise Chavez ~~Inc.~~, by himself or herself as such Louise Chavez VP.

Witness my hand and seal, this ____ day of MAR 0 3 2014.

STEPHEN YELVERTON
Notary Public

My Commission Expires_____

STEPHEN YELVERTON
Notary Public
STATE OF TEXAS
My Comm. Exp. August 24, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is 270,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of ~~TEXAS~~
County of ~~TRAVIS~~

I, or we, hereby 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 $270,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This _____ day of MAR 0 4 2014, 20_____.

STEPHEN YELVERTON
Notary Public
STATE OF TEXAS
My Comm. Exp. August 24, 2017

_____
Affiant

~~Louise Chavez~~
VP

_____
Print Name

(Seal)

STEPHENYELVERTON
_____
Notary Public

My commission expires:

_____

_____
Print Name

CTIC# _____