Davidson County DEEDWARRSP
Recvd: 05/01/14 14:33 4 pgs
Fees:23.00 Taxes:407.00
20140501-0036942

After Recording Return To:

True Concept Title Company
4033 Tampa Road #103
Oldsmar, FL 34677

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map 42-8
Parcel: 133
11D 94457

SPECIAL WARRANTY DEED

T-TN20303 **(the property being conveyed herein was foreclosure property)**

Property Owner:
Elijah Ammen
Britney Ammen
905 Heritage View
Madison, TN 37115

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 18th day of April, 2014, between KONDAUR CAPITAL CORPORATION, as separate Trustee of Matawain Ventures Trust Series 2013-1, with a business address of 333 South Anita Drive, Suite 400, Orange, CA 92868, GRANTOR and ELIJAH AMMEN and BRITNEY AMMEN, husband and wife, residing at 905 Heritage View, Madison, Tennessee 37115, GRANTEES.

WITNESSETH:

That Grantor for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT 15, HERITAGE VIEW, SECTION 1, AS RECORDED IN BOOK 6900, PAGE 772, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 7778, PAGE 461, REINSTATED IN BOOK 8592, PAGE 433 SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO PUBLIC UTILITY AND DRAINAGE EASEMENT OF RECORD IN BOOK 6900, PAGE 772, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO DEED OF CONVEYANCE TO METRO (SANITARY SEWER) OF RECORD IN BOOK 8204, PAGE 210, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY AS CONVEYED TO KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF MATAWAIN VENTURES TRUST SERIES 2013-1 BY DEED IN LIEU OF FORECLOSURE FROM BETTY M. LYMON FORMERLY KNOWN AS BETTY M. HORTON, DIVORCED AND SINCE REMARRRIED WOMAN JOINED BY HER SPOUSE TERYL LYMON, RECORDED JANUARY 24, 2014 AS DOCUMENT NUMBER 20140124-0006808 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 905 Heritage View, Madison, Tennessee 37115

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Recording state does not require witnesses.

KONDAUR CAPITAL CORPORATION, as separate Trustee of Matawain Ventures Trust Series 2013-1

By: _____

Jeff Serafini, Liquidation Specialist

Printed Name **Title**

STATE OF CALIFORNIA }
COUNTY OF Orange }

On the 16th day of April, 2014, before me S. Poole, Notary Public, personally appeared Jeff Serafini {title} 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 signatures(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.

Signature _____ (seal) My Commission Expires: 5/17/17

S. POOLE
Commission # 2022927
Notary Public - California
Orange County
My Comm. Expires May 17, 2017

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 110,000.

_____
Affiant

Subscribed and sworn to before me this 1 day of May, 2014.

CHRISTOPHER MICHAEL HOWELL
MY COMMISSION # FF 047379
EXPIRES: December 21, 2017
Bonded Thru Notary Public Underwriters

_____
NOTARY PUBLIC My Commission Expires:

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property} The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.

True Copy Certification

I, Scott Cieslewicz, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, Chris Howell, a notary public for this county and state, Scott Cieslewicz who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

CHRISTOPHER MICHAEL HOWELL
MY COMMISSION # FF 047379
EXPIRES: December 21, 2017
Bonded Thru Notary Public Underwriters