BILL GARRETT, Davidson County
Trans:T20140077308 DEEDWARRSP
Recvd: 10/14/14 13:37 4 pgs
Fees:23.00 Taxes:170.20
20141014-0094810

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-140800317S

## SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>Quality Services Inspections LLC | SEND TAX BILL TO:<br>Quality Services Inspections LLC | MAP/PARCEL NUMBERS:<br>058 16 0 092.00 |
|---|---|---|
| (Name)<br>7209 Amstel Cove | (Name)<br>7209 Amstel Cove | |
| (Address)<br>Memphis, TN 38133 | (Address)<br>Memphis, TN 38133 | |
| (City) (State) (Zip) | (City) (State) (Zip) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, PHH Mortgage Corporation , Grantor, has this day bargained and sold, and does hereby transfer and convey unto Quality Services Inspections LLC, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 308 Kingview Dr, Nashville, TN, 37218, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**(Continuation of Special Warranty Deed)**

Witness our hand as of the October 2 2014 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

PHH Mortgage Corporation

By: _____

Name: John J OConnor

Its: Vice President

State of NJ
County of Burl

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John J OConnor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Vice President (Title of person signing) of PHH Mortgage Corp. (Name of Company), a _____, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Vice President for the purposes therein contained.

Witness my hand and official seal, at office in Mt Laurel NJ, this October 2 2014

Linda Hulley 2320413
Notary Public of New Jersey
My Commission expires May 19, 2018

_____
Notary Public

My Commission Expires: _____

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 46,000.

_____
Affiant

Subscribed and sworn to before me this 10/9/2014.

_____
Notary Public

My Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

RE: 308 Kingview Dr, Nashville, TN 37218

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 125 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, Page 185, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
This legal description is identical with that in Deed of Trust recorded in Instrument No. 20010223-0017308; modified at Instrument Number 20041019-0125365 and Instrument Number 20110907-0069099, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to PHH Mortgage Corporation by Quitclaim Deed recorded 10-14-14 Instrument Number 20141014-0094809, in the Register's Office of Davidson County, Tennessee.

RE: 308 Kingview Dr, Nashville, TN 37218

# SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for tc current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 308 Kingview Dr, Nashville, TN 37218