13-09464

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20150036644 DEEDWARRSP
Recvd: 05/12/15 11:55 4 pgs
Fees:23.00 Taxes:388.87
20150512-0043420

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
Pedro Alvarez Jimenez
545 E Maple St
Madison, TN 37115

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Pedro Alvarez Jimenez
545 E Maple St
Madison, TN 37115

****

PROPERTY ADDRESS:

545 E Maple St, Madison, TN 37115

****

MAP PARCEL NUMBERS: 043.14-0-183.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Reverse Mortgage Solutions, Inc.** (Grantor), whose address is 5222 Cypress Creek Parkway, Ste 100, Houston, TX 77069 has this day bargained and sold, and does hereby transfer and convey unto Pedro Alvarez Jimenez ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 545 E Maple St, Madison, TN 37115.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2015, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Xochitl Martinez on this the 10 day of April, 2015.

Grantor: **Reverse Mortgage Solutions, Inc.**

By: _____

Name: ~~Xochitl Martinez, Assistant Vice President~~

Title: REO Management Solutions, LLC

STATE OF TEXAS

COUNTY OF HARRIS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Xochitl Martinez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be AVP of **Reverse Mortgage Solutions, Inc.**, and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as _____.

Witness my hand and seal at Office in Harris, TX, this 10 day of April 2015.

Karen Maples
Notary Public

My Commission Expires: _____

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

****

STATE OF TN

COUNTY OF Davidson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $105,100.00.

Pedro Alvarez Jimenez - Affiant

Subscribed and sworn to before me this the 14 day of April 2015

Notary Public

My Commission Expires: 12-16-18

LIBBY WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT "A"

Land in Davidson County, Tennessee, described according to a December 1, 1978, survey by Southern Land and Associates, Inc. Lewis R. Medford, Jr., Tennessee Registered Engineer No. 5076, as follows:

Beginning at a point on the northerly margin of East Maple Street at the southeasterly corner fronting thereon of Tract One on the Plan of Forest Park Subdivision of record in Plat Book 843, page 81, Register's Office for said County; thence, with the northeasterly line of said Tract, N 38 deg. 12 min. W 194.9 feet to a point at a southwesterly corner of the remaining C. E. Evans property (Book 5267, page 799, said Register's Office); thence, with southerly, southwesterly and westerly property lines of Evans, eastwardly 80.70 feet to a point, southeastwardly 94.60 feet to a point, southwardly 160.3 feet to a point on the northerly margin of East Maple Street; thence, with said margin, westwardly 97.75 feet to the point of beginning.

Being the same property conveyed to LEIGHTON E. WAYMAN AND WIFE, DORIS M. WAYMAN, by deed from C. E. EVANS AND WIFE, JO H. EVANS, of record in Book 5371, page 650, dated November 30, 1978, said Register's Office. The said Leighton E. Wayman and Doris M. Wayman having since died. Then being further conveyed to JEAN MOSLEY, by Executor's Quitclaim Deed of record as Instrument No. 200002180016528, dated February 15, 2000, said Register's Office.

Further being the same property conveyed to Reverse Mortgage Solutions, Inc. by Substitute Trustee's Deed dated December 18, 2013 and of record as Instrument No. 20140102-0000199 in the Office of the Davidson County Register of Deeds.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223