Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150036726 DEEDWARRSP
Recvd: 05/12/15 13:59 4 pgs
Fees:23.00 Taxes:378.14
20150512-0043529

15-12183

This instrument prepared by:

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

SPECIAL WARRANTY DEED

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SENT TAX BILLS TO:
Wayne Hackney
804 Currey Rd
Nashville, TN 37217

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Wayne Hackney
804 Currey Rd
Nashville, TN 37217

****

PROPERTY ADDRESS:

804 Currey Rd, Nashville, TN 37217

****

MAP PARCEL NUMBERS: 120.09-0-026.00

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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, **Random Properties Acquisition Corp. III** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Wayne Hackney ("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, 804 Currey Rd, Nashville, TN 37217.

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 Attorney in Fact on this the 30 day of April, 2015.

GRANTOR(S)

Reverse Mortgage Solutions, Inc., as Attorney in Fact *for Random Properties Aquisition Corp. III*,

By: Randall Reynolds

Title: AVP

STATE OF TEXAS

COUNTY OF HARRIS

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

Witness my hand and seal at Office in Harris County, Texas, this 30 day of April, 2015.

Karen Maples

Notary Public:

My Commission Expires:

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

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 150 on the plan of Glengarry Park, Section One, of record in Book 2663, page 72, of the Register's Office for Davidson County, Tennessee, to which plan reference is here made for more complete details of location and description of said lot.

Said lot no. 150 fronts 112 feet on the easterly side of Currey Road and runs back 220.3 feet on the southerly line and 240 feet on the northerly line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to John L. Allen and wife, Betty L. Allen (now deceased) from Mary H. Davis, married, by Warranty Deed dated March 16, 1991 and recorded March 25, 1991 in Book 8315, page 462, Register's Office for Davidson County. Betty L. Allen, now deceased, certificate of death dated, February 28, 2007.

This conveyance is subject to all matters of record on plat in Book 2663, page 72, Register's Office for Davidson County.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 200705150057985, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Book 8315, Page 462, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Random Properties Acquisition Corp. III. by Substitute Trustee's Deed dated February 18, 2015 and of record in Instrument Number 20150219-0014521, in the Register's Office for Davidson County, Tennessee.

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

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STATE OF Tennessee

COUNTY OF Williamson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $102,200.00.

Wayne Hackney

Wayne Hackney - Affiant

Subscribed and sworn to before me this the 8th day of May, 2015

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County