SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 05/14/15 10:43 2 pgs
Fees:13.00 Taxes:527.25
20150514-0044370

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of May 2015

Connie J. Buch
Notary Public

MY COMMISSION EXPIRES: 4/2/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Storehorse Real Estate Holdings, LLC, a Tennessee limited liability company	Storehorse Real Estate Holdings, LLC	136 10 0 031.00
(NAME)	(NAME)	
157 Powers Road	157 Powers Road	
(ADDRESS)	(ADDRESS)	
Oakdale, TN 37829	Oakdale, TN 37829	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Green Tree Servicing, LLC, a Delaware limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Storehorse Real Estate Holdings, LLC, a Tennessee limited liability company, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot Number 492 on the plan of Priest Lake Park, Section 7-A of record in Plat Book 5200, Page 107-109 Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teresa R. Davis, a single woman by Warranty Deed from George Hendricks Sr., a single person dated February 28, 2007 and recorded March 05, 2007 in Instrument No. 20070305-0026507, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Green Tree Servicing LLC by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated July 7, 2014 and recorded July 9, 2014 in Instrument No. 20140709-0060285, pursuant to a Foreclosed Deed of Trust dated February 28, 2007 and recorded March 05, 2007 in Instrument No. 20070305-0026508 by Teresa R. Davis, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3533 Wood Bridge, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 27th day of April, 2015.

Green Tree Servicing, LLC

By: Joseph H. Kelly, Jr.
Its: Vice President

State of ~~Tennessee~~ Florida
County of ~~Wilson~~ Hillsborough

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Joseph H. Kelly, Jr., with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Vice President of Green Tree Servicing, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Member, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand this the 27th day of April, 2015.

Sandra M. Self
Notary Public
My Commission Expires: 11/27/15

Notary Public State of Florida
Sandra M Self
My Commission EE148704
Expires 11/27/2015

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018