15-12248

**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:T20150040846 DEEDWARRSP
Recvd: 05/27/15 09:32 4 pgs
Fees:23.00 Taxes:194.23
20150527-0048499

# SPECIAL WARRANTY DEED

**********

**SENT TAX BILLS TO:**
**Brad Dodge**
6255 Freudeman Rd
Whites Creek, TN 37189

**ADDRESS OF NEW OWNERS(S) AS FOLLOWS:**
**Brad Dodge**
6255 Freudeman Rd
Whites Creek, TN 37189

**********

PROPERTY ADDRESS:

6255 Freudeman Rd, Whites Creek, TN 37189

**********

MAP PARCEL NUMBERS: 03900001000

**********

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, **Urban Financial of America, LLC** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Brad Dodge ("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, 6255 Freudeman Rd, Whites Creek, TN 37189.

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 12 day of May, 2015.

GRANTOR(S)

Reverse Mortgage Solutions, Inc., as Attorney in Fact for ***Urban Financial of America, LLC***

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 Reverse Mortgage Solutions, Inc., as Attorney in Fact for ***Urban Financial of America, LLC.*** 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 12 day of May, 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 Williamson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $52,494.00.

Brad Dodge

Brad Dodge - Affiant

Subscribed and sworn to before me this the 20 day of May, 2015

Notary Public

My Commission Expires: 11/06/17

John B. Gregory
State of Tennessee Notary Public
Davidson County

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Revised, unrecorded map of Mrs. Arthur Viache's Subdivision, of record in of the westerly part of the Herschel Harding property and described according to a copy of a revised survey made March 22, 1961, by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin in the northerly margin of Frudeman Road at the Corner of Tracts 4 and 5; thence with the line between said tracts, north 6 deg 40' west 571.7 feet to an iron pin in the line of the Carney property; thence with Carney's south line, south 70 deg west 144 feet to an iron pin at the corner of Tract 3, thence with the line between Tract 3 and 5, south 13 deg 30' east 585.5 feet to an iron pin in the north margin of Fruedman Road; thence with the margin of the same, northeasterly, around a slight curve, 83 feet to the point of beginning.

Being the same property conveyed to William L. Loyd and wife, Agnes C. Loyd by Deed from Sue T. Viaches, of record in Book 3254, Page 283, in the Register's Office for Davidson County, Tennessee, dated July 26, 1961. The said William L. Loyd having died on or about May 29, 2005, leaving Agnes C. Loyd as his surviving spouse as tenants by the entirety.

Further being the same property conveyed to Urban Financial of America, LLC by Deed in Lieu of Foreclosure, dated February 4, 2015, of record in Instrument Number 20150226-0016633, in the Register's Office for Davidson County, Tennessee

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