Davidson County DEEDWARRSP
Recvd: 08/06/15 13:46 4 pgs
Fees:23.00 Taxes:104.34
20150806-0078474

ARE1505-TN-2571531

SPECIAL WARRANTY DEED

STATE OF Georgia
COUNTY OF Fulton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF July 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/14/2019

NOTARY PUBLIC GEORGIA GWINNETT COUNTY M PHIEZ

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eric Gentry 6002 Landmark Place Brentwood, TN 37027	Eric Gentry 6002 Landmark Place Brentwood, TN 37027	043020A11800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, RESI REO SUB, LLC, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Eric Gentry A Single Person** , whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 118 Cedarwood Lane, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Eric Gentry A Single Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **RESI REO SUB, LLC a subsidiary of Altisource Residential, L.P. by its attorney-in-fact, Altisource Solutions** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Eric Gentry A Single Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **RESI REO SUB, LLC, a subsidiary of Altisource Residential, L.P.**
by its attorney-in-fact, Altisource Solutions

has executed this deed this the 9 day of July, 2015.

"RESI REO SUB, LLC", A SUBSIDIARY OF ALTISOURCE RESIDENTIAL, L.P

By: Altisource Solutions, as its Attorney In Fact

STATE OF Georgia

COUNTY OF Fulton

On July 9, 2015 personally appeared Before me, M. PRIEZ as V.P. of Altisource Solutions as Attorney in Fact for RESI REO SUB, LLC, a subsidiary of Altisource Residential, L.P. known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument. appeared Yvette D. MALLAY

Witness my hand and Notarial Seal this 9th day of July, 2015.

M. Priez

Notary Public

Jan. 11, 2019

My Commission expires:

M PRIEZ NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

RETURN TO:
Eric Gentry
6002 Landmark Place
Brentwood, TN 37027

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 118 ON THE PLAN OF CEDARWOOD COURTYARD HOMES OF RECORD IN BOOK 5200, PAGES 60 & 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS OF CEDARWOOD COURTYARD HOMES, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Quit Claim Deed from ARNS Inc., to RESI REO SUB, LLC, recorded _____, in Book#_____, Page#_____, in Instrument#_____20150806-0078472_____, Davidson County, Tennessee.

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

Signature

State of Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.