THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
File Number: 134050

Davidson County	DEEDWARRSP
Recvd: 08/20/15 09:02	5 pgs
Fees:28.00 Taxes:366.30	
20150820-0083859	

RECORD AND RETURN TO:
Henry Loutzenhiser
130 Larkin Springs Road
Madison, TN 37115

Tax ID: 04315012700

SPECIAL WARRANTY DEED

OPERATION HOMEFRONT, INC., AN ARIZONA CORPORATION of 1355 Central Parkway South, Ste 100, San Antonio, TX 78232, Grantor(s), for and in good consideration of $0.00, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto **HENRY LOUTZENHISER** of 130 Larkin Springs Road, Madison, TN 37115, Grantee(s), and his/her/their heirs and assigns, the following described land in County of Davidson, Tennessee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 130 Larkin Springs Road, Madison, TN 37115

Being all of the same Property conveyed to Grantor by virtue of a Special Warranty Deed recorded May 20, 2013 among the Official Property Records of Davidson County, Tennessee as Instrument 20130520-0050651.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 5 day of August, 2015.

OPERATION HOMEFRONT, INC., AN ARIZONA CORPORATION

By _____

Print Name: Paula Pettibone

Title: Director Homes on the Home Front

STATE OF Texas
COUNTY OF Bexar

On this 5 day of August, 2015 before me appear Paula Pettibone, to me personally known or proved to me on the basis of satisfactory evidence, who, being by me duly sworn (or affirmed) did say that such person is the Director Homes on the Home Front (Title of Officer) of OPERATION HOMEFRONT, INC., AN ARIZONA CORPORATION, and that the instrument was signed and sealed in behalf of the Operation Homefront, by authority of its Board of Directors and Director Homes on the Home Front acknowledged the instrument to be the free act and deed of the Director.

WITNESS my hand and official seal.

Deborah M Bunnell
Notary Public
Printed Name: Deborah M Bunnell
My Commission Expires: Feb 3, 2018
Affiant ✓ Known ____ Unknown
ID Produced _____

NOTARY PUBLIC STATE OF TEXAS (Seal)
DEBORAH M BUNNELL
My Commission Expires
February 3, 2018

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 99,005 Value, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 5 day of August, 2015 by Henry Loutzenhiser.

Notary Public
Commission Expires Feb 3, 2018

DEBORAH M BUNNELL
My Commission Expires
February 3, 2018

Name and address for person(s) responsible for taxes:

Henry Loutzenhiser
130 Larkin Springs Road
Madison, TN 37115

Name and address of property owner:

Henry Loutzenhiser
130 Larkin Springs Road
Madison, TN 37115

Exhibit "A"

LAND TYING WITHIN THE 9TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE PROPERTY OF TCMC MADISON-PORTLAND, INC. OF RECORD AT INSTRUMENT NO. 20060403-0037167, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A BOUNDARY SURVEY BY HART, FREELAND, ROBERTS, INC., STANLEY K. DRAPER, REGISTERED LAND SURVEYORS NUMBER 2389, DATED 11-22-06 AND BEING LOT 4 OF THE LARKIN SPRINGS SUBDIVISION, OF RECORD IN PLAT BOOK 5800, PAGE 178, SAID REGISTER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN NEW IN THE WESTERLY RIGHT OF WAY LINE OF LARKIN SPRINGS ROAD, SAID PIN BEING THE SOUTHEASTERLY CORNER OF LOT 3, AND THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED;

THENCE, WITH SAID RIGHT OF WAY LINE, SOUTH 7 DEGREES 47 MINUTES 21 SECONDS WEST, 34.57 FEET TO A P.K. NAIL OLD, BEING THE NORTHEASTERLY CORNER OF THE DAVID L. SHARP, JR. PROPERTY, OF RECORD IN DEED BOOK 8191, PAGE 24;

THENCE WITH THE NORTHERLY LINE OF SAID SHARP PROPERTY, NORTH 81 DEGREES 34 MINUTES 29 SECONDS WEST, 219.28 FEET TO AN IRON PIN OLD IN THE EASTERLY LINE OF THE TURNING POINT CHURCH PROPERTY, OF RECORD IN DEED BOOK 1340, PAGE 91;

THENCE, WITH SAID LINE, NORTH 7 DEGREES 30 MINUTES 22 SECONDS E, 52.15 FEET TO AN IRON PIN NEW, BEING THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 3;

THENCE, WITH THE SOUTHERLY LINE OF LOT 3 IN THE FOLLOWING THREE CALLS: SOUTH 72 DEGREES 26 MINUTES 17 SECONDS EAST, 163.86 FEET TO AN IRON PIN NEW; SOUTH 83 DEGREES 40 MINUTES JJU SECONDS EAST 34.50 FEET TO AN IRON PIN NEW; NORTH 81 DEGREES 25 MINUTES 05 SECONDS EAST 24.55 FEET TO POINT OF BEGINNING AND CONTAINING 7965 SQUARE FEET OR 0.183 ACRES, MORE OR LESS.

PARCEL ID: 04315012700

True Copy Certification

I, Jim major, 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.

Jim major
Signature

State of Maryland

County of montgomery

Personally appeared before me, Natasha Squires a notary public for this county and state, Jim major 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: _____

Notary' Seal (if on paper)

NATASHA D. SQUIRES
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
COMMISSION EXPIRES: OCT 12, 2017

First Title and Escrow
7361 Calhoun Pl Ste 200
Rockville, MD 20855