BILL GARRETT, Davidson County
Trans:T20160013132 DEEDWARRSP
Recvd: 02/17/16 13:20 3 pgs
Fees:18.00 Taxes:703.00

20160217-0015015

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Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Ste 402
Nashville, TN 37214

SPECIAL WARRANTY DEED

NEW OWNER'S NAME & ADDRESS	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Thomas D. Brown and Alex A. Cappannari	First Community Mortgage, Inc.	04104003800
4061 Matilda Street	275 Robert Rose Drive	
Nashville, TN 37207	Murfreesboro, TN 37129	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth herein by and between **United Guaranty Residential Insurance Company**, ("Grantor"), a North Carolina corporation, in favor of **Thomas D. Brown, an unmarried person and Alex A. Cappannari, an unmarried person, as tenants in common with right of survivorship**, ("Grantees").

For and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto said Grantee the real estate described in Exhibit "A" attached hereto; and situated and being in Davidson County, State of Tennessee, and being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 54 on the plat of Dalemere Subdivision Section 4 of record in Plat Book 3300, Page 45, Register's Office for said County.

Said Lot No. 54 fronts 97 feet on the northeasterly margin of Matilda Street and extends back 290.75 feet on the northwesterly line and 313.32 feet on the southeasterly line to a dead line in the rear, measuring 207.45 feet thereon.

Being the same property conveyed to United Guaranty Residential Insurance Company by Special Warranty Deed dated October 14, 2015 at Instrument No. 20160217-0015014 **in the Register's Office for Davidson County, Tennessee. Being previously conveyed to Federal Home Loan Mortgage Corporation by virtue of that certain Trustee's Deed dated June 12, 2015, at Instrument No. 20150615-0056376 in the amount of $not referenced in the Register's Office of Davidson County, Tennessee.**

Property Commonly Known As:
4061 Matilda Street, Nashville, TN 37207

This conveyance is subject to all matters set forth on 2016 Davidson County property taxes being a lien not yet due and payable, restrictions at Plat Book 3300, Page 45, Book 392, Page 683, Book 3931, Page 652, Easements at Book 6209, Page 431, all covenants, restrictions, conditions, easements, reservations, right-of-way, and other matters of record, to the extent valid, subsisting and enforceable; and any other matters of public record, but not specifically listed in said exhibit.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title, interest and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors, and assigns forever.

Grantor warrants the title against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

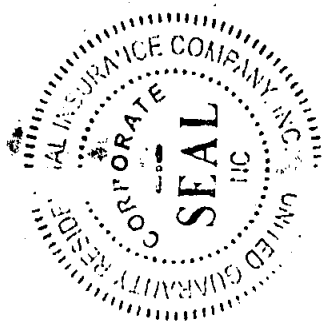
WITNESS MY HAND this 28 day of January, 2016.

United Guaranty Residential Insurance Company

Elaine Beck

By: Elaine Beck

Title: AVP



STATE OF NORTH CAROLINA

COUNTY OF Guilford

On this 28 day of **January, 2016** before me the undersigned Notary Public of the State and County aforesaid, personally appeared Elaine Beck, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the AVP of the within named bargainor, **United Guaranty Residential Insurance Company**, and that he/she as such AVP being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such AVP.

WITNESS my hand and official seal at office this 28 day of **January, 2016**.

Danielle M Oxendine
Notary Public

My Commission Expires: 4/5/2020

Danielle M Oxendine
NOTARY PUBLIC
Davidson County, NC

State of Tennessee

County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me this 20th day of January, 2016.

Notary Public

My Commission Expires: 11/5/18

TERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.