SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00.

Stacey Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2001.

Elizabeth E. Zelt
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey Shelton	Bank of America	119-2-195
(NAME)	(NAME)	
60 Jonell Drive	6200 Gateway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Cypress, CA 90630-6013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MorEquity, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacey Shelton, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 157 on the Plan of Sterling Heights, of record in Plat Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to MorEquity, by deed of record in Instrument No. 20010131-0009552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 60 Jonell Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied, and is on an "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/30/01 14:54 2pgs
Fees:11.00 Taxes:301.55
20010430-0043334

Witness our hands this ~~12th~~ 13th day of April, 2001.

MorEquity

By: Monte Conrad
MONTE CONRAD, AVP

Attest: Danny W. Gardner
DANNY W. GARDNER, VP

STATE OF ~~TENNESSEE~~ INDIANA

COUNTY OF ~~DAVIDSON~~ VANDERBURGH

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MONTE CONRAD with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the AVPRES of the MorEquity, a corporation, and that he/she as such AVP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as AVP.

Witness my hand and official seal at Nashville, Tennessee this ~~12th~~ 13th day of April, 2001.

Commission expires: ~~May 26, 2002~~ 10-25-06

Margaret Engelhardt
~~Elizabeth E. Triplett~~
Notary Public