27A
1 of 2

SPECIAL WARRANTY DEED

NOTARY PUBLIC AT LARGE ANGELA M. LAKE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2002.

Notary Public

My Commission Expires

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric R. Offner	Bank of America, N.A.	**149-4-2.21**
(NAME)	(NAME)	
244 Sailboat Drive	1400 Best Plaza Drive #202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Richmond, Virginia 23227**	
(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, Mount Carmel Enterprises, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric R. Offner and wife Elizabeth Offner, 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:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Edge-O-Lake Estates, Section IX, as of record in Book 3700, page 131, Register's Office for said County. Said Lot fronts 78.72 feet on the easterly side of Sailboat Drive and runs back between lines 155.55 feet on the northerly side and 132.96 feet on the southerly side to a broken line in the rear on which it measures 89.97 feet. This conveyance is subject to easements and/or setback lines of record in Book 3700, page 131, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mount Carmel Enterprises, Inc. by deed of record in Instrument # 200205090057220, 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 **244 Sailboat Drive, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that they have 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 express or implied and is on as "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. Whenever 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: 07/29/02 08:26 2pgs
Fees:13.00 Taxes:377.40

20020729-0090283

P.78 080.ON JUL.18.2002 2:13PM

Witness our hands this 19th day of July, 2002.

Mount Carmel Enterprises, Inc.

By: _____

~~Eastern Savings Bank~~, Attorney-in-Fact,

Attest: _____

State of MARYland County of Baltimore

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared T. Glenn Hasenfus, 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 Asst. Vice Pres. of the MT. Carmel Ent. Inc., a corporation, and that he/she as such T. Glenn Hasenfus by signing the name of the corporation by himself/herself as Asst. Vice Pres.

Witness my hand and seal at July, this 18 day of July, 2002.

Commission expires:
4-1-06

Stella M. Schirripa
Notary Public

STELLA M. SCHIRRIPA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 1, 2006

P.8/8 080.0N JUL.18.2002 2:14PM