SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,900.00

Leslie D. Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2003.

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/25/03 14:51 2pgs
Fees:13.00 Taxes:110.63

20030925-0142372

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAM Properties Inc.	SAM Properties Inc.	043-11-0150.00
(NAME)	(NAME)	
674 South Rutland	same	
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122		
(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, CitiFinancial, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM Properties Inc., 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 part of Lot No. 8 on the second Revised Plan of Myatt and Eagan's Subdivision of Lots 2 and 3 of Anderson Estates, as of record in Book 1424, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee., its representatives, by deed from Josette Burdin, of record in Book 4370, Page 43, Register's Office for said County for said County, as follows:

Beginning at a point in the present southerly right of way line of Myatt Drive at the Northwest corner of the Burdin Lands; thence easterly along the northerly line of the Burdin Lands, 10 feet to the new proposed easterly right of way of Myatt Drive; thence southerly along the new proposed right of way line of Myatt Drive, 100 feet to a point in the southerly property line of the Burdin Lands; thence westerly along the southerly property line of the Burdin Lands; 10 feet to Burdin's southwest corner, the same being in the present easterly right of way line of Myatt Drive; thence northerly along the present right of way line of Myatt Drive, 100 feet to the point of beginning.

Being the same property conveyed to Citifinancial, Inc. by Substitute Trustee's Deed July 25, 2003 and of record in Instrument No. 20030729-0106695, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 111 Myatt Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 19th day of September, 2003.

CitiFinancial, Inc.

By: _____
CitiFinancial, Inc. Donald B. Griffin
Vice President

STATE OF Maryland
COUNTY OF Baltimore

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald B Griffin with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Vice President respectively of the CitiFinancial, Inc. the within named bargainor, and corporation, and that he/she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at Hanover Maryland on this the 19th day of September, 2003.

Notary Public

My Commission Expires: 10-1-05

AMY E. K. BITZ
Notary Public
Baltimore County
Of the State of Maryland
Commission Expires Oct 1, 2005

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076