SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2003

Notary Public

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

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

Davidson County DEEDWARR
Recvd: 11/13/03 11:56 2pgs
Fees:13.00 Taxes:62.90

20031113-0166136

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

mail

h-1311

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian Etherington	NEW OWNER	Map 081-11-0, Parcel 137.00
(NAME)	(NAME)	
1817 Jefferson St.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **Beneficial Tennessee Inc.** SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Jillian Etherington,** AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 41 in S.A. Champion's Subdivision of certain Lots Nos. 85-168 and Lots Nos. 169-228, and Lots Nos. 235-252 inclusive in the Harding Plan, a plan of which subdivision is of record in Book 161, page 132, to which plan reference is hereby made for a more complete legal description Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beneficial Tennessee, Inc. by Special Warranty Deed in Lieu of Foreclosure from Carolyn Wiely Holt, dated July 31, 2003 and of record in Instrument No. 20030917-0137227, 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 1613 21 st Ave. North, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Jillian Etherington and their assigns, forever.

Said Beneficial Tennessee Inc., warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Beneficial Tennessee Inc., have executed this deed this 10th day of November, 2003.

Witness Jan Barton

Witness DECIVA TORRES

Beneficial Tennessee Inc.

By: Ashley M. Bean
Asst. Vice President

Asst. Vice President

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashley M. Bean, with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence~~) and who upon his/her oath(s) acknowledged ~~himself/herself~~ to be the Asst. Vice President respectively of the Beneficial Tennessee Inc., the within named bargainor, a corporation, and that ~~he/she~~ as such Asst. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Pomona, CA this 10 day of November, 2003.

Commission expires: 2/5/05

CECILIA TORRES
Commission # 1293215
Notary Public - California
Los Angeles County
My Comm. Expires Feb 5, 2005

Notary Public

RETURN TO:

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