Box 13
#7722

SPECIAL WARRANTY DEED

STATE OF ARIZONA
COUNTY OF MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 9-19-07
(AFFIX SEAL)

STEVEN D
My
SEPTEMBER 19, 2007

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
Steven D. Scheibe	Steven D. Scheibe	59-13-7
Po Box 930 (NAME) ~~3252 Hummingbird Drive~~	(NAME) PO Box 0130	
Fairview (ADDRESS) TN. 37062 ~~Nashville, TN 37218~~	(ADDRESS) Fairview, TN. 37062	
(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, Conseco Finance Servicing Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven D. Scheibe, 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: *unmarried

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Treppard Heights, Section VII, as of record in Book 2900, Page 13, Register's Office for said County, described as follows:
Beginning at a point in the Northerly margin of Hummingbird Drive, common corner of Lots Nos. 31 and 113; thence with a line between said two lots Northerly 200 feet to a point; thence Westerly 190.5 feet to a point; thence Southerly 175.0 feet to a point in the intersection of Hummingbird Drive with Peasant Drive; thence around a curve Southeasterly 39.17 feet to a point in the Northerly margin of Hummingbird Drive; thence with said margin Easterly 181.55 feet to the point of beginning.

Being the same property conveyed to Conseco Finance Servicing Corporation, by deed of record in Instrument No 20030414-0049233, 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 3252 Hummingbird Drive, Nashville, TN 37218

(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 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: 04/16/04 14:36 2pgs
Fees:13.00 Taxes:166.50
20040416-0043257

Witness my hand this 26 day of March, 2004.

Green Tree Servicing LLC f/k/a
Conseco Finance Servicing Corporation

By: _____

Conseco Finance Servicing Corporation

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared George Dumler 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 authorized signer of Green Tree Serving LLC a corporation, and that he as such George Dumler executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as authorized Signer

Witness my hand and official seal at Tempe, Arizona this 26 day of March, 2004.

Commission expires:

_____
Notary Public

STEVEN BROWN
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
SEPTEMBER 19, 2007