SPECIAL WARRANTY DEED

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF ~~FEBRUARY~~, 2006.
March 2006

Notary Public

MY COMMISSION EXPIRES: 6-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
7100 Executive Center Drive
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/15/06 14:06 2 pgs
Fees:13.00 Taxes:684.50

20060315-0029972

RT-0477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony ~~Leauge~~ League NOT IV	Anthony Leauge	033-05-0-022.00
(NAME)	(NAME)	
204 Birdwell	same	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(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, Wilmington Finance, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Anthony ~~Leauge,~~ League + wife NiaLeague ADE IV 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Birdwell Subdivision, as of record in Book 8250, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilmington Finance Inc., by Corrective Substitute Trustee's Deed dated August 11, 2005, of record in Instrument No.20060131-0011734, Davidson County Register's Office.

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 204 Birdwell, Goodlettsville, TN 37072
(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 Anthony Leauge and his/her/their assigns, forever.

Said Wilmington Finance, Inc., warrants 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 Wilmington Finance, Inc., has executed this deed this 21 day of February, 2006.

Wilmington Finance, Inc.

By: _____

JERRY SCHIANO, PRESIDENT

STATE OF PA

COUNTY OF Montgomery

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerry Schiano, 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 President respectively of the Wilmington Finance, Inc., the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2006.

Commission expires:

Michelle A. McNichols
Notary Public

Notarial Seal
Michelle A. McNichols, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires Apr. 30, 2006
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHELLE A. McNICHOLS
NOTARY PUBLIC

RETURN TO:

Resource Title Agency of Tennessee
Serenity Title & Escrow
116 Wilson Pike Circle Ste 257
Brentwood, TN 37027