File No. 260600500

(3)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 10/10/09

THIS INSTRUMENT WAS PREPARED BY

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Sute 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Alan Fleming	Daniel Alan Fleming	183050A24500CO
(NAME)	(NAME)	
5133 Morningwood Lane	5133 Morningwood Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Republic Mortgage Insurance Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Alan Fleming, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A 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. 54 on the Plan of Phase 5, Section 8, October Woods, of record in Instrument No. 19991214-0303097 and Instrument No. 19991214-0303098, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Republic Mortgage Insurance Company by Deed from Federal National Mortgage Association of record in Instrument No. 20060710008276, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Instrument No. 199912140303097 & 199912140303098, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9840, Page 276, and Instrument No. 199912060300152, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

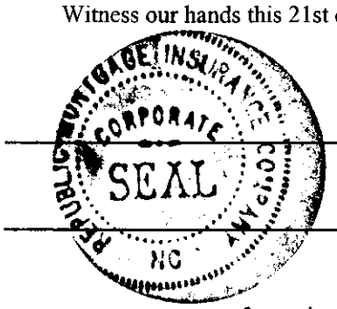
This is improved ☒ property, known as 5133 Morningwood Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, HIS heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, HIS heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Davidson County DEEDWARR
Recvd: 07/10/06 10:41 2 pgs
Fees:13.00 Taxes:721.50
20060710-0082276

Witness our hands this 21st day of June, 2006.



Republic Mortgage Insurance Company

By: Terry V. Parrish
Terry V. Parrish
Authorized Representative

Attest: Deana M. Vickers
Assistant Secretary

STATE OF North Carolina

COUNTY OF Forsyth

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Terry V Parrish, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the ~~Authorized Representative~~ of Republic Mortgage Insurance Company (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 6/21/2006.

Witness my hand at office this 21st day of June, 2006.

Commission expires: 2.13.2007

Ellen S. Brewington
Notary Public

ELLEN S BREWINGTON
Notary Public, North Carolina
Forsyth County
My Commission Expires

File Number: 260600500

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027