Davidson County DEEDWARR
Recvd: 10/23/06 12:06 3 pg:
Fees:18.00 Taxes:592.00
20061023-0131101

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2505**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 10/20/06 by and between Relo Direct, Inc., a South Carolina Corporation, party of the first part and ~~Stephanie McKay~~ party of the second part.

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch,** County of **Davidson,** State of **Tennessee,** to wit:

BEING UNIT NO. 2-D OF TRACT ONE ON THE PLAN OF FINAL PLAT, VILLAS AT BELLE PARKE, PHASE ONE, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20020913-0111601 AND AS DEFINED IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20020911-0110959, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES TO JODIE H. NICHOLSON, UNMARRIED AS RECORDED ON THE 8TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041108-0134497 CORRECTED AT INSTRUMENT NO. 20050810-0094800 AND PART OF WARRANTY DEED FROM BELLE PARKE, LLC, AN OHIO LIMITED LIABILITY COMPANY TO NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES AS RECORDED ON THE 2ND DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040302-0023686, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: Taxes which have been prorated and assumed by Grantee, all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record, and all appolicable governmental and zoning regulations.

Parcel ID # **162-12B-5**
☒ Improved OR
☐ Unimproved property located at: **1345 Bell Road, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Relo Direct, Inc.,

BY: _____

State of Tennessee

County of Davidson

Before me, _____ the undersigned, Notary Public of the State and County aforesaid, personally appeared Patricia Leon with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the EVP/COO of **Relo Direct, Inc.**, the within named bargainer, a corporation, and that **he/she** as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by **himself/herself** as such _____ of **Relo Direct, Inc.**.

Witness my hand and Notarial Seal at office this _____.

_____
Notary Public

My Commission Expires: 5/22/12

MEREDITH MYERS NOTARY PUBLIC SOUTH CAROLINA

****

Owner's Name: ~~Stephanie McKay~~

and Address: **1345 Bell Road, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tracy L Sellows
Affiant

Subscribed and sworn to before me this _____

Notary Public

My Commission Expires: 5/22/12

MEREDITH MYERS NOTARY PUBLIC SOUTH CAROLINA