File No. 270700512

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/16/07 10:49 2 pgs
Fees:12.00 Taxes:0.00
20070816-0097946

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Hiera	Sean Hiera	08700017000
(NAME) 1400 Angel Court	(NAME) 1400 Angel Court	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Special Business Operations, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Hiera and wife, Mary Elaine Williams, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Wilson and Davidson County, Tennessee, being Lot No. 2 on the Plan of Melvin road Subdivision, as of record in Plat Book 19, page 865, Register's Office for Wilson County, Tennessee, and Plat Book 8250, page 165, Register's office for Davidson County, to which plan reference is made for a more complete description.

Being the same property conveyed to James D. Cone by Warranty Deed from John D. McCormick and Mary Ann Tackett of record in Book 9635, page 316 and re-recorded in Book 9676, page 489, Register's Office for Davidson County, Tennessee, dated 1/25/97 and Book 440, page 789, and re-recorded in Book 441, page 739, Register's Office for Wilson County, Tennessee, dated 1/25/97.
Being further conveyed to Special Business Operations, LLC from Cristi Scott, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee dated May 29, 2007, of record in Instrument No. 20070723-0087161, Register's Office for Davidson County, Tennessee and in Book 1261, Page 462, Register's Office for Wilson County, Tennessee.

Subject to all matters as set forth per Plat Book 8250, Page 165, Register's Office for Davidson County and Plat Book 19, page 865, Register's Office for Wilson 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 2971 Melvin Rd., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 31st day of July, 2007.

Special Business Operations, LLC

By: _____
R.E. Kendrick, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, R.E. Kendrick, 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 Managing Member of Special Business Operations, LLC (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 7/31/2007.

Witness my hand at office this 31st day of July, 2007.

Commission expires:

_____
Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

File Number: 270700512

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

BK/PG:1263/1232-1233
07344645

2 PGS : AL - DEED	
JILL BATCH: 120468	
08/03/2007 - 09:15 AM	
VALUE	115000.00
MORTGAGE TAX	0.00
TRANSFER TAX	425.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	438.50

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS