SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/08 14:50 2 pgs
Fees:13.00 Taxes:321.90

20080317-0026852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elberta Express, Inc.	New Owner	107-14-0-149.00
(NAME)	(NAME)	
346 21st. Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **Southeast Financial Federal Credit Union**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elberta Express, Inc., a Tennessee corporation**, 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:

BEING LOT NO. 106, ON THE PLAN OF MIRO MEADOWS, OF RECORD IN PLAT BOOK 1424, PAGES 94 AND 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SOUTHEAST FINANCIAL FEDERAL CREDIT UNION BY SUBSTITUTE TRUSTEE'S DEED FROM KEVIN J. JONES, SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 2007102901-27334, DATED OCTOBER 24, 2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1424, page 94 & 95, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1012 Kirby Ave., Nashville, TN 37217

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. 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 my hand this 13th day of March, 2008.

Southeast Financial Federal Credit Union

By: _____

Chad Boone
Its: Vice President, Business and Mortgage Lending

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, Chad Boone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice President, Business and Mortgage Lending of Southeast Financial Federal Credit Union, the within named bargainor, and that he as such Vice President, Business and Mortgage Lending, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Southeast Financial Federal Credit Union by the said Chad Boone, as such Vice President, Business and Mortgage Lending.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 2008.

_____
Notary Public

My Commission Expires: 12-06-2011

J. SUSAN [illegible]
NOTARY PUBLIC AT LARGE