(1)

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/08 10:00 2 pgs
Fees:13.00 Taxes:869.50

20080401-0032421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 03/17/2008 DAY OF 2007

Notary Public

MY COMMISSION EXPIRES: 4/22/09

(AFFIX SEAL)

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Haemmerlein and Christiane D. Haemmerlein and Alexander H. Haemmerlein	SAME	131-14
(NAME)	(NAME)	
4608 Skymount Drive		#5.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(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, Centex Home Equity Company, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert B. Haemmerlein and Christiane D. Haemmerlein, a married couple and Alexander H. Haemmerlein, a single person 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, Lot No. 259 on the Plan of Tynewood Estates, Section 2, of record in Book 2900, page 88-90, Register's Office for Davidson County, Tennessee, to which Plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joyce R Sugg, unmarried, Cynthia L. Smith, unmarried and Michael A. Sinclair, unmarried by QuitClaim Deed, from Joyce R. Sugg, unmarried, dated January 9, 2006, and recorded January 11, 2006, in Instrument # 20060111-0004209, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Centex Home Equity Company, LLC by Trustee's Deed from Aaron Squyres, Successor Trustee, dated June 8, 2006, recorded June 30, 2006, of record in Instrument No. 20060630-0078282, Register's Office, Davidson County, Tennessee.

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 4608 Skymount Drive (House Number, (Street)) Nashville (City or Town) 37215 (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 Robert B. Haemmerlein and Alexander H. Haemmerlein, and his/her/their assigns, forever.

Said Centex Home Equity Company, LLC., 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 Centex Home Equity Company, LLC., has executed this deed this March 17, 2008

Centex Home Equity Company, LLC

By Michelle Smith

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michelle Smith, 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 Manager respectively of the Centex Home Equity Company, LLC, the within named bargainor, a corporation, and that he/she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this March 17, 2008

Commission expires



Kara Hickox
Notary Public

RETURN TO:

Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, #604
Franklin, TN 37067

RT1490