SPECIAL WARRANTY DEED

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Jenea Dalliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2008.

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William T. Hill, Attorney at Law, 201 Fourth Avenue North, Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Vandgrift	Freedom Mortgage Corporation	150-10-0076.00
(NAME)	(NAME)	
3432 Towneship Road	400 Interstate N. Pkwy Ste580	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta GA 30339-5030	
(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, WE,

Household Financial Center, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David S. Vandgrift and ~~wife~~ Nicole M. Vandgrift, **Husband and Wife**

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:

PROPERTY located at: 3432 Towneship Road, Davidson County, Antioch, TN 37013 AND: Being Lot No. 272, Section Three on the Plan of Towne Village of the Country of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed recorded in Instrument No. 20080201-0010420, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/02/08 16:13 3 pgs
Fees:18.00 Taxes:466.20
20080502-0045569

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 3432 Towneship Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 7 day of April, 2008.

Household Financial Center, Inc.

By: _____

Barbara Reynolds
Asst. Vice President

STATE OF California
COUNTY OF Los Angeles

Barbara Reynolds
Asst. Vice President

Before me, the undersigned, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~/herself to be AVP of Household Financial Center, Inc., the within named bargainor, a corporation, and that ~~he~~/she as such She executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~himself~~/herself as AVP.

Witness my hand and official seal this 7 day of April, 2008.

Commission expires:

M. Ayala
Notary Public

CNP1
M. AYALA
COMMISSION # 1718113
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires Jan. 19, 2011
CNP1

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842