SPECIAL WARRANTY DEED

Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/27/10

(AFFIX SEAL)

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Cyr and Anne Claire Cyr	Countrywide Bank	
(NAME)	(NAME)	
486 Brentlawn Drive	801 Crescent Center Dr, Suite 510	146-16-41
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Franklin, TN 37067	
(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, **GREENBANK, A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY CYR AND WIFE, ANNE CLAIRE CYR,** 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:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, page 127, Register's Office for said County.

Said Lot No. 92 fronts 95.7 feet on the northerly side of Brentlawn Road and runs back 160.4 feet on the westerly line and 153 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to GreenBank by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, dated May 5, 2008, of record as Instrument No. 20080505-0046626, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 2133, page 127, said Register's Office; and (c) easement of record in Book 6489, page 513, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 486 Brentlawn Drive, Nashville, TN 37220

(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.

Grantor does covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 06/30/08 09:54 2 pgs
Fees:13.00 Taxes:1069.30

20080630-0066945

Witness my hand this 27th day of June, 2008.

GreenBank,
a Tennessee corporation

By: _____ AVP
Terry R. Polman, Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry R. Polman**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Assistant Vice President** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2008.

_____
Notary Public

MEGAN E. FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV 22, 2010