SPECIAL WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Richard W. Hatfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-22-10
(AFFIX SEAL)

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Richard W. Hatfield	SAME	032-09-0.076.00
(NAME)	(NAME)	
2453 Eastland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090025471 DEEDWARR
Recvd: 04/17/09 10:48 3 pgs
Fees:18.00 Taxes:473.23
20090417-0035014

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,

Beneficial Mortgage Corp.,

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

Richard W. Hatfield,

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:

LOT Number 28 on the Plan of Quail Ridge, Section Two, of record in Book 6200, Page 467, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Quail Ridge Drive, said point being a common front corner with Lot Number 27; thence running in a westerly direction along the margin of Quail Ridge Drive around a curve to the left with a radius of 530 feet, a distance of 70.0 feet to a point; thence continuing through said point and around a curve to the right with a radius of 25 feet, a distance of 39.27 feet to a point, said point being on the easterly margin of Indian Summer Drive; thence running along the easterly margin of Indian Summer Drive around a curve to the left with a radius of 620 feet, a distance of 138.72 feet to a point; thence leaving the margin of Indian Summer Drive running North 77° 38' 51" East, a distance of 140.08 feet to a point; thence running South 8° 2' 2" West a distance of 200.00 feet to a point on the northern margin of Quail Ridge Drive, said point being the point of beginning.

BEING the same property conveyed to Beneficial Mortgage Corp. by Substitute Trustee's Deed recorded on 7/31/08 in Instrument No. 20080731-0078370, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Donald Childs and wife, Doris J. Childs by Warranty Deed recorded on October 17, 1988 in Book 7678, Page 626, said Register's Office.

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

unimproved ☐
This is improved ☒ property, known as 4900 Indian Summer Drive, Nashville, TN 37207
(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 13 day of April, 2009.

Beneficial Mortgage Corp.

By: John S. Holman

John S. Holman
Asst. Vice President

STATE OF _____

COUNTY OF _____

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 _____ of Beneficial Mortgage Corp., the within named bargainor, a corporation, and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand and official seal this _____ day of _____, 2009.

Commission expires:

_____
Notary Public

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On 4.13.2009 before me, Kristina N. Dauz
(insert name and title of the officer)

personally appeared John S. Holman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KRISTINA N. DAUZ
Commission # 1831085
Notary Public - California
Los Angeles County
My Comm. Expires Jan 13, 2013

Signature Kristina N. Dauz (Seal)