SPECIAL WARRANTY DEED

When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

cynthia k Hollis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2009.

L. M. LaCORRIVEAU
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

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
Cynthia K. Hollis	MetLife Home Loans, a Division of MetLife Bank	134-13-259.00
(NAME)	(NAME)	
232 Paragon Mills Road	3600 Mansell Road, Ste 450	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Alpharetta, GA 30022	
(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 Credit Union**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia K. Hollis, a single woman**, 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. 107 on the plan of Woodland Hills, as shown by plat and survey of record in Plat Book 6900, page 666, 667, 668, and 669, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Southeast Financial Credit Union by Substitute Trustee's Deed from Bryan D. Spicer, Substitute Trustee, dated July 8, 2009, as of record in Instrument No. 20090716-0066614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2009, 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 Plat Book Plat Book 6900, page 666, 667, 668, and 669; Restrictions of record in Book 7564, page 404 and Book 7632, page 947; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 232 Paragon Mills Road, Nashville, Tennessee 37211

(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 THE GRANTOR, DOES HEREBY CONVENANT with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

BILL GARRETT, Davidson County
Trans:T20090077995 DEEDWARR
Recvd: 11/16/09 15:47 2 pgs
Fees:13.00 Taxes:375.55
20091116-0105555

Witness my hand this 13th day of November, 2009.

Southeast Financial Credit Union

By: _____

Chad Boone

Its: Vice President, Business and Mortgage Lending

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 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 Credit Union by the said Chad Boone, as such Vice President, Business and Mortgage Lending.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of November, 2009.

_____
Notary Public

My Commission Expires: 12-06-2011

