SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 10/07/10 10:57 3 pgs
Fees:18.00 Taxes:586.45
20101007-0080440

RETURN TO:

NA Title Corporation
3231 Sunset Blvd, Suite B
West Columbia, SC 29169

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant Maria E. Castillo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: Lizeth Garcia
(AFFIX SEAL)

LIZETH GARCIA
My Commission Expires
July 15, 2012

TN 10-10146

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk Benham and Marie Benham	Kirk Benham & Marie Benham	
(NAME)	(NAME)	
5015 Tranham Road	5015 Tranham Rd.	30.00-242.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(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, **BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as servicer for Wachovia Bank, as successor to First Union National Bank,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kirk Benham and Marie Benham,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Being the same property conveyed to Grantor by Quitclaim Deed of record in Instrument #20100817-0064808, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; and (c) Agreement for Dedication of Easement recorded in Book 8131, Page 906, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5015 Tranham Road, Whites Creek, TN 37189
(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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. 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 3rd day of September, 2010.

BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as servicer for Wachovia Bank, as successor to First Union National Bank

BY: _____

IT'S: Bobbi Laughlin, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Bobbi Laughlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as servicer for Wachovia Bank, as successor to First Union National Bank, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as servicer for Wachovia Bank, as successor to First Union National Bank, and declared that he or she as such Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as servicer for Wachovia Bank, as successor to First Union National Bank executed this instrument as the free act and deed of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as servicer for Wachovia Bank, as successor to First Union National Bank.

WITNESS my hand and official seal this 3rd day of September, 2010.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
LIZETH GARCIA
My Commission Expires
July 15, 2012

Exhibit "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF WHITES CREEK, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER IN THE SOUTHERLY MARGIN OF TRANHAM ROAD (30 FEET WIDE) THENCE SOUTH 55 DEGREES 50 MINUTES 36 SECONDS WEST 1064.60 FEET TO AN IRON PIN AT A 36 INCH BEECH TREE, THENCE NORTH 31 DEGREES 12 MINUTES 49 SECONDS WEST 594.80 FEET TO AN IRON PIN AT A 12 INCH BLACK OAK TREE; NORTH 59 DEGREES 14 MINUTES 30 SECONDS EAST 800.87 FEET TO AN IRON PIN; THENCE NORTH 33 DEGREES 06 MINUTES 57 SECONDS WEST 435.38 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGEL OF 08 DEGREES 25 MINUTES 31 SECONDS, A RADIUS OF 431.94 FEET A LENGTH OF 63.52 FEET TO AN IRON PIN, THENCE SOUTH 69 DEGREES 50 MINUTES 36 SECONDS EAST, 117.23 FEET TO AN IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37 DEGREES 41 MINUTES 27 SECONDS A RADIUS OF 542.61 FEET , A LENGTH OF 356.64 FEET TO AN IRON PIN, THENCE SOUTH 35 DEGREES 04 MINUTES 18 SECONDS EAST, 501.86 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY BY PHILIP E. HOLMES, RLS DATED DECEMBER 4, 1997.

True Copy Certification

I, Lillian M Snow, 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.

Signature

State of SC

County of Lexington

Personally appeared before me, Kaitlyn Skinner, a notary public for this County and State, Lillian M Snow, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES JULY 28, 2018

My Commission Expires:

Notary's Seal (if on paper):