Davidson County	DEEDWARRSP
Recvd: 06/28/11 14:58	4 pgs
Fees:23.00 Taxes:899.10	
20110628-0049428	

Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

JEFFERY S. MILLER AND JULIE E. MILLER
5854 FREDERICKSBURG DRIVE
NASHVILLE, TN 37215

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 13 day of June, 2011, by and between BENEFICIAL TENNESSEE, INC., hereinafter referred to as Grantor, and JEFFERY S. MILLER AND JULIE E. MILLER, HUSBAND AND WIFE, their heirs and assigns, hereinafter referred to as Grantee,

WITNESSETH: That for and in consideration of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20100902-0069933, of DAVIDSON County, Tennessee.

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 successors and assigns, forever, and GRANTOR does hereby 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, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

BENEFICIAL TENNESSEE, INC.

BY: _____

Kerry L. Chavez
Asst. Secretary | VP

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 10/17/11, before me Tami Flores, a Notary Public,
(insert name and title of the officer)

personally appeared Kerry L. Chavez,
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.

(SIGNATURE OF NOTARY) SEAL

TAMI FLORES
Commission # 1832925
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2013

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $243,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201114480

Affiant Minako Spedman

Subscribed and sworn to before me this 12th day of June, 2011.

Notary Public
Commission Expires _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
JEFFERY S. MILLER	New owner JEFFERY S. MILLER	1201 SAXON DRIVE NASHVILLE, TN 37215
5854 FREDERICKSBURG DRIVE	5854 FREDERICKSBURG DRIVE	MAP PARCEL NO.:
NASHVILLE, TN 37215	NASHVILLE, TN 37215	14507002400

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF HILLMONT ESTATES, SECTION ONE, OF RECORD BOOK 3700, PAGE 100, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION, MAP 145-7, PARCEL 24.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MEYERS TO BENEFICIAL TENNESSEE INC. BY DEED RECORDED 09/02/2010 INSTRUMENT NUMBER 20100902-0069933 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 14507002400

PROPERTY COMMONLY KNOWN AS: 1201 SAXON DRIVE, NASHVILLE, TN 37215

I, Brooke Farmosa, 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.

Brooke Farmosa

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Allison Griffin, a notary public for this county and state, Brooke Farmosa, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 03/03/2015

Notary's Seal (If on paper)

ALLISON GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY