This instrument prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027
(615) 371-8999

File No.: **6942**

Davidson County DEEDWARRSP
Recvd: 08/17/11 09:51 3 pgs
Fees:18.00 Taxes:777.00
20110817-0063399

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 28th **day of** July, **2011**, by and between **Cartus Corporation, a Tennessee Limited Liability Company**, parties of the first part, and Michael E. Wehby Jr., and wife, Tracy Wehby, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson**, State of **Tennessee**, to wit:

LOT 55 ON THE PLAN OF RE-SUBDIVISION OF BELLEVUE HIGHLANDS, PHASE 2, of record in Instrument No. 20010202-0010403 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in Instrument No. 20110817-0063398: in said Register's office.

This conveyance is made subject: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Parcel ID #
☐ Unimproved OR
☒ Improved property located at: 7401 Kreitner Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Cartus Corporation, a Tennessee Limited Liability Company

By: Vicki Puckett
Name: Vicki Puckett
Title: Asst. Sec.

State of Tenn

County of Shelby

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Vicki Puckett with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Asst Sec of **Cartus Corporation, a Tennessee Limited Liability Company**, the within named bargainer, a limited liability company, and that ~~he/she~~ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company as such _____ of **Cartus Corporation, a Tennessee Limited Liability Company**.

Witness my hand and Notarial Seal at office this 27 day of July, 2011.

Nevadia E Ashl
Notary Public

NEVADIA E. ASHLEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires:
My Commission Expires: March 7, 2015

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Owner's Name: Michael E. Wehby Jr.

and Address: 7401 Kreitner Drive

Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Primary Residential Mortgage Inc
4750 W. Wiley Post Way
Salt Lake City UT 84116

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 210,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of July, 2011.

Debra A Hanahan
Notary Public

DEBRA A. HANAHAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/15/2013

I, Dawn D Chase 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.

Dawn Chase

Signature

State of TN

County of Williamson

Personally appeared before me. Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC LAURIE M. HARRIS

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).