03

Realty Title

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055086 DEEDWARRSP
Recvd: 09/06/11 14:59 2 pgs
Fees:13.00 Taxes:444.00
20110906-0068955

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Kathryn S. Bond and Bryce J. Bond	**MAGNA BANK**	149-02-108.00
(NAME) 2204 Oak Barrel Lane	(NAME) **6525 QUAIL HOLLOW RD., #300**	
(ADDRESS) Antioch, TN 37013	(ADDRESS) **MEMPHIS, TN 38120**	
(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 **Kathryn S. Bond and husband, Bryce J. Bond,** 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. 12, on the Plan of Oakwood Subdivision, Section One, Phase Three, as of record in Book 7900, page 268, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Juan Jose Rivera, a married man, by Warranty Deed from Michael L. Croom, II, and wife, Cheryl L. Croom, dated May 19, 2006, as of record in Instrument No. 20060523-0060385, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Southeast Financial Credit Union by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated March 23, 2011, of record in Instrument No. 20110328-0023278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2011, 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 Book 7900, page 268; Restrictions of record in Book 5612, page 255; Book 7981, page 478; Book 8038, page 838; Book 8313, page 17; Book 9237, page 1; Book 9781, page 987; and Book 10650, page 785, and Articles of Incorporation/Charter of record in Book 7954, page 508; and Book 7981, page 474, corrected in Book 8013, page 624, all of record in the Register Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2204 Oak Barrel Lane, Antioch, Tennessee 37013

(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.

Witness my hand this 30th day of August, 2011.

Southeast Financial Credit Union

By: _____

Brian Kiley

Its: Vice President of Collections

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, Brian Kiley, 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 of Collections 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 Brian Kiley, as such Vice President of Collections.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2011.

_____
Notary Public

My Commission Expires: 12-06-2011

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY