SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Elmer G. Ayala Mejia	Fifth Third Mortgage	148-08-0-090.00
(NAME)	(NAME)	
4611 Xavier Drive	P.O. Box 630170	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, Ohio 45263	
(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 **Elmer G. Ayala Mejia, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 129 on the Plan of Oakwood Terrace, Section Two, as of record in Book 4460, page 118 and 119, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jairo J. Rivera and wife, Carrie E. Rivera by Warranty Deed of Jose Vela and wife, Maria Del Carmen Reyes and Jose Molina and wife, Rosa L. Hernandez, dated November 15, 2007, of record in Instrument No. 20071127-0137759, 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 January 10, 2011, as of record in Instrument No. 20110111-0002833, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4611 Xavier Drive, 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.

BILL GARRETT, Davidson County
Trans:T20110056874 DEEDWARRSP
Recvd: 09/13/11 15:20 2 pgs
Fees:13.00 Taxes:299.70
20110913-0071130

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 of Collections, 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.

My Commission Expires: 12-06-2011

~~Notary Public~~

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY