SPECIAL WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012
(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

Davidson County DEEDWARRSP
Recvd: 09/26/11 14:35 3 pgs
Fees:18.00 Taxes:333.00
20110926-0074371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Joe Johnson	Pinnacle National Bank	162-03-0-174.00
(NAME)	(NAME)	
4978 Karen Ray Drive	150 3rd Ave South, Suite 900	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37201	
(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 **Brenda Joe Johnson, a single person**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 on the Plan of Apache Hills, Section 4, as of record in Book 4460, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Southeast Financial Credit Union by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated April 26, 2011, of record in Instrument No. 20110503-0033711, 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 4460, page 60 and Restrictions of record in Book 4179, page 951; Book 4215, page 268; Book 4211, page 190 and Book 4564, page 724, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4978 Karen Ray 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.

Witness my hand this 21st day of September, 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 21st day of September, 2011.

My Commission Expires:_____ Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013

Certificate of Authenticity

I, Jennifer Chandler Cole, 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 Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole 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: MAR 1 0 2012

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE