SPECIAL WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2011

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-5141

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James K. Trigg IV	New Owner	07504022600
(NAME)	(NAME)	
4770 Trenton Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prudential Relocation, Inc. , a Colorado corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto James K. Trigg, IV and wife*, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: *Patricia M. Lynch

Land in Davidson County, Tennessee, being Lot No. 553, Section Nine, Tulip Grove, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Deed from Angela Christina Brzozowski, unmarried, of record in Instrument 20111216-0097971, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 4675, Page 135, said Register's Office.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20110079613 DEEDWARRSP
Recvd: 12/16/11 09:15 2 pgs
Fees:13.00 Taxes:477.30
20111216-0097972

unimproved ☐

This is improved ☑ property, known as 4770 Trenton Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 2nd day of December, 2011.

Desiree Fernandez, Asst. Sec.

Prudential Relocation, Inc.

State of Texas

County of Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Desiree Fernandez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/ he is the Asst. Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that she/he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of December, 2011.

Notary Public

My Commission Expires:

DEMEATRA L. RISER
MY COMMISSION EXPIRES
March 14, 2015

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027