SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

File No.: ALW-AV-11-3314-303

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Hulsey	Ark-La-Tex Financial Services, LLC DBA Benchmark Home Loans	104-6-B-303.00 CO
(NAME)	(NAME)	
3314 West End Avenue #303	5160 Tennyson Pkwy, Ste. 2000W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, we, GEORGE M. HIRSBERG, JEFFREY W. BLITZ, AND TERRY HIRSBERG, CO-EXECUTORS OF THE ESTATE OF D. H. HIRSBERG, herein after called the Grantors, have bargained and sold, and by these presents do transfer and conveyed unto, JOHN M. HULSEY, A SINGLE MAN, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 303, WEST END PARK CONDOMINIUMS FORMERLY KNOWN AS PARK ROAD CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 390 and as established under Master Deed of record in Book 5845, Page 831, amended at Instrument No. 20071213-0143676, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to D. H. Hirsberg by Warranty Deed from Freeman Webb Developers, Inc. dated January 19, 1982, of record in Deed Book 5846, Page 170, in the Register's Office of Davidson County, Tennessee. D. H. Hirsberg died on March 4, 2011, passing subject property to his estate, as probated under Docket No. 11P377 in the Seventh Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3314 West End Avenue #303, Nashville, TN 37203
(House Number) (Street) (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; Grantors do hereby covenant with Grantee that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

BILL GARRETT, Davidson County
Trans:T20110082232 DEEDWARRSP
Recvd: 12/28/11 15:44 3 pgs
Fees:18.00 Taxes:617.90
20111228-0101541

Witness my/our hand(s) this ____ day of December, 2011.

The Estate of D. H. Hirsberg

BY: George M. Hirsberg, co-executor
George M. Hirsberg, Co-Executor

STATE OF Mississippi
COUNTY OF Lowndes

On this the 22nd day of December, 2011, before me personally appeared George M. Hirsberg, Co-Executor of The Estate of D. H. Hirsberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 22nd day of December, 2011.

Dena Churchwell
Notary Public
My Commission Expires: 6-4-13

BY:_____
Jeffrey W. Blitz, Co-Executor

STATE OF _____
COUNTY OF _____

On this the ____ day of December, 2011, before me personally appeared Jeffrey W. Blitz, Co-Executor of The Estate of D. H. Hirsberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

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

_____
Notary Public
My Commission Expires:

BY: Terry Hirsberg, co-executor
Terry Hirsberg, Co-Executor

STATE OF Mississippi
COUNTY OF Lowndes

On this the 22nd day of December, 2011, before me personally appeared Terry Hirsberg, Co-Executor of The Estate of D. H. Hirsberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 22nd day of December, 2011.

Dena Churchwell
Notary Public
My Commission Expires: 6-4-13

Witness my/our hand(s) this ____ day of December, 2011.

The Estate of D. H. Hirsberg

BY:_____
George M. Hirsberg, Co-Executor

STATE OF _____
COUNTY OF _____

On this the ____ day of December, 2011, before me personally appeared George M. Hirsberg, Co-Executor of The Estate of D. H. Hirsberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

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

_____
Notary Public
My Commission Expires:

BY: _____, Co-Executor
Jeffrey W. Blitz, Co-Executor

STATE OF ALABAMA
COUNTY OF MONTGOMERY

On this the 22 day of December, 2011, before me personally appeared Jeffrey W. Blitz, Co-Executor of The Estate of D. H. Hirsberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 22 day of December, 2011.

_____
Notary Public Abigail F. Garrison
My Commission Expires: 02/24/2013

BY:_____
Terry Hirsberg, Co-Executor

STATE OF _____
COUNTY OF _____

On this the ____ day of December, 2011, before me personally appeared Terry Hirsberg, Co-Executor of The Estate of D. H. Hirsberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

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

_____
Notary Public
My Commission Expires: