SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

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
Chad E. Youker (NAME)	NEW OWNER (NAME)	05314006800
1429 Ocoee Trail (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120004078 DEEDWARRSP
Recvd: 01/18/12 10:15 2 pgs
Fees:13.00 Taxes:370.00
20120118-0004820

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 Chad E. Youker, a single person, 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:

Land in Davidson County, Tennessee, being Lot No. 180 in the unrecorded map or Plan of Nawakwa Hills, Powwow Addition, Section 6, being a subdivision of part of a tract of land and being more particularly described as follows:

Said Lot No. 180 fronts 50 feet on the Easterly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line and measures 100 feet thereon. The Northwest corner of Lot No. 180 being 50 feet Easterly from the Northeast corner of Lot No. 64 in the Plan of Nawakwa Hills, Powwow Addition, Section No. 2, as of record in Book 974, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Deed from Vivian Y. Taylor, unmarried of record in Instrument No. 20120118-0004819, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2012, and subsequent years, a lien not yet due and 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.

unimproved ☐

This is improved ☑ property, known as 1429 Ocoee Trail, Madison, TN 37115

(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 12th day of December, 2011.

Prudential Relocation, Inc.
By: Desiree Fernandez
Its: Asst. Secretary

State of Ohio
County of Lucas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Desiree Ferandez 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 Assistant 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 12 day of Dec. 2011.

Notary Public
My Commission Expires: 10/14/12

SHELLEY DARNELL
Notary Public, State of Texas
My Commission Expires
October 14, 2012

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

Return To:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214