BILL GARRETT, Davidson County
Trans:T20120005881 DEEDWARRSP
Recvd: 01/25/12 10:54 3 pgs
Fees:18.00 Taxes:499.13
20120125-0006918

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, New York Community Bank, 1801 EAST NINTH ST, CLEVELAND, OH 44114, for and in consideration of TEN DOLLARS 00/100 ($10.00) and other good and valuable consideration received from **James K. Trigg, IV and Patricia M. Lynch** (the "Grantee"), and to Grantees heirs and assigns, whose tax mailing address will be, 414 Cedarcliff Road, Antioch, TN 37013, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in Davidson County TN, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Cherry Hills, Section 4, of record in Book 4460, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to New York Community Bank, its successors and assigns by Substitute Trustee's deed from Elizabeth A. Cash, as Substitute Trustee, dated March 29. 2011, recorded April 8, 2011 in Instrument No. 20110408-0027166, Register's Office for Davidson County, Tennessee.

Parcel ID 150-05-0 143.00
Property Address: 414 Cedarcliff Road, Antioch, TN 37013

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Special Warranty Deed as of January ~~24~~ 23, 2012

Signed and Acknowledged
in the Presence of:

Renee L Thatcher
~~RENEE L. THATCHER~~

Diana Palmer-Hopkins

New York Community Bank

Jaime Vento
Jaime Vento

Attorney in fact for New York Community Bank

State of Ohio)
) SS:
County of Cuyahoga)

Before me, a Notary Public in and for County and State, on this 23rd day of January, 2011 personally appeared the above named Jaime Vento, attorney in fact for New York Community Bank, who acknowledged to me that, with due authorization, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said bank.

Kathleen Shelton
Notary Public
My Commission expires on 7/23/14

(SEAL)



KATHLEEN SHELTON
Notary Public, State of Ohio
My Commission Expires
July 23, 2014

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $134,900.00

Joshua Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2012.

Paige B Mayercik
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SEND TAX BILLS TO:
Sumner Bank & Trust
255 Indian Lane Blvd.
Hendersonville, TN 37075

After recording return to:
Realty Title
599 Sam Ridley Pkwy W. #103
Smyrna, TN. 37167