11-05761

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20120015228 DEEDWARRSP
Recvd: 03/01/12 13:41 4 pgs
Fees:23.00 Taxes:138.75
20120301-0018120

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: New Owner
William J. Streisel III

3041 Dell Dr.
Hermitage TN 37076

****

PROPERTY ADDRESS:

3201 Quail View Drive, Nashville, TN 37214

****

MAP PARCEL NUMBERS: 108.12-0-158.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beneficial Tennessee, Inc.,** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto William J. Streisel III ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 3201 Quail View Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2012, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

WJS III

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Signer on this the 7th day of Feb, 2012.

Grantor: **Beneficial Tennessee, Inc.**

By: _____

Name: **Tami Flores**
Asst. Secretary

Title: VP

State of California
County of Los Angeles

On 2/7/2012 before me, Cecilia Friberg, Notary Public (here insert name and title of the officer), personally appeared Tami Flores, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing deed and consideration statement and sworn and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CECILIA FRIBERG
Commission # 1842245
Notary Public - California
Los Angeles County
My Comm. Expires Mar 27, 2013

****

STATE OF CALIFORNIA

COUNTY OF Los Angeles

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $37,500.00.

Tami Flores

VP

Affiant

Tami Flores

State of California
County of Los Angeles

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Signature _____ (Seal)

CECILIA FRIBERG
Commission # 1842245
Notary Public - California
Los Angeles County
My Comm. Expires Mar 27, 2013

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot 39-B, Zone Lot Division of Lots 39, 30, 42, 118-120, Section 4, East Lake Subdivision as of record in Book 5800, Page 398 as amended in Book 6250, Page 97, Register's Office, Davidson County, Tennessee.

Being the same property conveyed from Eugene P. Davis and Saundra L. Davis, husband and wife, to Harold A. Wiggins and Nettie L. Wiggins, Husband and wife, by deed recorded 05/27/1999 in Book 11495, at page 995, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Beneficial Tennessee, Inc. by Substitute Trustee's Deed dated 12/22/2011 and recorded 12/28/2011, of record in Instrument No. 201112280101348, in the Register's Office for the Clerk of Davidson County, Tennessee.

Tax Map No. 108.12-158.00

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223