SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-7069

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
Mary Elizabeth McCroskey	NEW OWNER	08412007300
(NAME)	(NAME)	
904 Boscobel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120032466 DEEDWARRSP
Recvd: 05/03/12 10:34 2 pgs
Fees:13.00 Taxes:310.80
20120503-0038001

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 Mary Elizabeth McCroskey, *unmarried, 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:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 146 on the plan of Maplecrest, of record in Plat Book 1835, Page 27 and 28, 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 Amy Perry, a single person and Ruben Garnica, a single person, joint tenants with the right of survivorship of record in Instrument 20120503-0038000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 1835, Page 27-28, said Register's Office.
Agreement to close and abandon alley of record in Book 3436, Page 320, 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.

unimproved ☐

This is improved ☑ property, known as 2426 Maplecrest Drive, Nashville, TN 37214
(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 28th day of March, 2012.

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

State of Texas
County of Harris

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 28 day of March, 2012.

Notary Public
My Commission Expires:

DEMEATRA L. RISER
MY COMMISSION EXPIRES
March 14, 2015