SPECIAL WARRANTY DEED

Record & Return To:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans: T20120077126 DEEDWARRSP
Recvd: 10/10/12 14:52 2 pgs
Fees: 13.00 Taxes: 360.75

20121010-0092964

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: JUNE 4, 2015

(AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly N. Holbert	First Community Mortgage	04208014000
(NAME)	(NAME)	
1605 Liberty Hill Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Brookfield Relocation Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Kimberly N. Holbert, 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:

Land in Davidson County, Tennessee, being Lot Number 22 on the Plan of Heritage View Subdivision, Section Two, of record in Plat Book 7900 at Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lauran L. Pope-Stephens, a single person by Deed from Secretary of Veterans Affairs, dated 06/08/2009 and filed for record on 07/30/2009 in Instrument 200907300071453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brookfield Relocation Inc.by Deed from Lauran L. Pope-Stephens dated 08-11-2012 and filed for record on 10-10-2012 in Instrument No. 20121010-0092963 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in Plat of record in Book 7900, Page 37, said Register's Office. 1)Restrictions of record in Book 8076, Page 147, said Register's Office. 2)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 1605 Liberty Hill Drive, Madison, TN 37115-5950
(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 23 day of August, 2012.

Todd Tam

~~it's member~~ Asst. Secretary

State of TEXAS
County of HARRIS

Personally appeared before me, a notary public in and for the state and county aforementioned, Kandal Ramirez with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Asst-Secretary of _____ and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself/herself as _____.

WITNESS my hand and ~~seal~~ this 23 day of August, 2012.

_____
Notary Public
My Commission Expires: _____

DEMEATRA L. RISER
MY COMMISSION EXPIRES
March 14, 2015

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064