BILL GARRETT, Davidson County
Trans:T20120084742 DEEDWARRSP
Recvd: 11/06/12 10:06 2 pgs
Fees:13.00 Taxes:416.25
20121106-0102274

SPECIAL WARRANTY DEED

SR12-0324

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

JANE GRAZER RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Eric Moorman	Same address	
324 Pocono Rd. (ADDRESS)	As new owner (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	135-14A-088.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HERITAGE BANK, A FEDERALLY CHARTERED SAVINGS BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC MOORMAN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 89 on the Final Plat of Phase Three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391 - 393, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Rust, an unmarried person by Warranty Deed from Philemon Dawei Chang and wife, Su-Mei Ying Chang, of record in Instrument No. 20040331-0036413, Register's Office for Davidson County, Tennessee, dated March 29, 2004, recorded March 31, 2004.

Being the same property conveyed to Heritage Bank, a Federally Chartered Savings Bank by Foreclosure Deed from Jonathan R. Vinson, as Substitute Trustee, of record in Instrument No. 20110727-0057439, Register's Office for Davidson County, Tennessee, dated June 10, 2011, recorded July 27, 2011, as corrected by Correction Foreclosure Deed of record in Instrument No. 20110808-0060862, said Register's Office, dated August 4, 2011, recorded August 8, 2011, and further corrected by Second Correction Foreclosure Deed of record in Instrument No. 20121012-0093585, said Register's Office, dated October 12, 2012, recorded October 12, 2012.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6900, page 391-393, Book 7032, page 733, Book 7065, page 959, Book 7067, page 739, Book 10097, page 390, Inst. No. 20010504-0046047, Book 7032, page 761, Book 6405, page 169, Book 7058, page 234, Book 7032, page 730, Book 7097, page 158, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 324 Pocono Rd., Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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.

Witness my/our hand(s) this 31st day of October, 2012.

Heritage Bank, a Federally Chartered Savings Bank

BY: _____
Amy Futrell, Special Assets Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of October, 2012, before me personally appeared Amy Futrell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Special Assets Manager of Heritage Bank, a Federally Chartered Savings Bank, the within named bargainor, a corporation, and that he/she as such Special Assets Manager executed the foregoing instrument for the purpose therein contained.

Witness ~~my hand and official~~ seal, this the 31st day of October, 2012.

_____
Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
Phone: (615)599-9959