STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2012.

Notary Public

My Commission Expires: 4-23-14

File No. G12-5583D

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hazel Probst (NAME)	Bank of America (NAME)	34-9-140
206 West Monticello Avenue (STREET ADDRESS)	8011 Villa Park Dr (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Richmond VA 23228 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120090817 DEEDWARRSP
Recvd: 11/29/12 09:30 2 pgs
Fees:13.00 Taxes:259.00

20121129-0109501

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Vanderbilt Mortgage and Finance, Inc.** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Hazel Probst*** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

* Unmarried

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of GATEWAY, SECTION 2, as shown by plat of record in Plat Book 3300, Page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Vanderbilt Mortgage and Finance, Inc. from R.N. "Bo" Taylor, as Substitute Trustee, by Substitute Trustee's Deed dated September 4, 2012, as Instrument No. 20120906-0080792, in the Register's Office for Davidson County, Tennessee.

And the grantor does hereby bind Grantor and the Grantor's heirs and successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and assigns, but this warranty deed is limited to the time in which said real estate was lawfully seized and possessed by the Grantors herein and does not extend to any previous time thereto.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2012 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is improved property known as 206 West Monticello Avenue, Goodlettsville, TN 37072.

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

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 21st day of November, 2012.

Vanderbilt Mortgage and Finance, Inc.

Joseph G Johnson

By: Joseph G Johnson
Name and title

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Joseph G Johnson, Authorized Agent for Vanderbilt Mortgage and Finance, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of November, 2012.

My Commission Expires 6/22/14

Notary Public

BECKY SHAVER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066