SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130001601 DEEDWARRSP
Recvd: 01/07/13 13:55 2 pgs
Fees:13.00 Taxes:629.00

20130107-0001977

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TRISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Norman	New American Mortgage, LLC	181-03-A 161.00 CO
(NAME)	(NAME)	
	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SOUTHEAST FINANCIAL CREDIT UNION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID J. NORMAN AND VERONICA E. MORENO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. 161, on the Plan of Indian Creek Estates, Section Five, a Planned Unit Development, as of record in Instrument Number 20030424-0055115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property that was conveyed to Branden Whitake Vaughan and Latda Noi Khamphengphet, Husband and Wife, by Warranty Deed from Yazdian Construction Inc., dated November 1, 2004, of record in Instrument No. 20041110-0135485, Register's Office for Davidson County, Tennessee. Also being the same property that was conveyed to Branden Whitake (Whittaker) Vaughn by Quitclaim Deed from Latda Noi Khamphengphet, dated June 6, 2008, of record in Instrument No. 20080609-0059325, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Southeast Financial Credit Union by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated October 5, 2012, of record in Instrument No. 20121011-0093026, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the Plan of record in Instrument No. 20030424-0055115; restrictions of record in Book 10752, page 553; Book 11708, page 575; Instrument No. 20000727-0074152; Instrument No. 20030509-0062505; Instrument No. 20050118-0006063; Instrument No. 20060523-0060562 and Instrument No. 20070606-0067791; By-Laws of record in Book 11033, page 509 and Instrument No. 20000727-0074153; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7264 Santeelah Way, Antioch, TN 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 GRANTEE, her heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on her own judgment.

Witness my hand this 26th day of December, 2012.

Southeast Financial Credit Union

By: _____
Brian Kiley, Vice President of Collections

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian Kiley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Vice President of Collections of Southeast Financial Credit Union, the within named bargainor, and that he as such Vice President of Collections, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Southeast Financial Credit Union by the said Brian Kiley as such Vice President of Collections.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of December, 2012.

_____
Notary Public

My Commission Expires:_____