BILL GARRETT, Davidson County
Trans: T20130009437 DEEDWARRSP
Recvd: 02/04/13 12:03 4 pgs
Fees: 23.00 Taxes: 297.85

20130204-0011312

After Recording Return to:
SINGLESOURCE
333 TECHNOLOGY DRIVE
CANONSBURG, PA 15317
File No. 120912080-TI

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 076.05-0-034.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 30th day of JANUARY, 2013, by and between BANCO POPULAR NORTH AMERICA, organized and existing under the laws of _____, of 8523 COMMODITY CIRCLE, SUITE 100, ORLANDO, FL 32819, hereinafter referred to as Grantor(s) and JUNIOUS C. KIRKLAND AND GLORIA A. KIRKLAND, of 914 POINT VIEW CIRCLE, MT. JULIET, TN 37122, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of EIGHTY THOUSAND FIVE HUNDRED AND 00/100 ($80,500.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 201209110082227, Recorded: 09/11/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 076.05-0-034.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

BANCO POPULAR NORTH AMERICA

BY _____
NAME: JUAN M. CHICO
TITLE: AVP Collections

STATE OF Florida
COUNTY OF Orange

Before me, Notary of the state and county mentioned, personally appeared Juan Chico, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Banco Popular N.A., the within named bargainer, a corporation, and that such president or officer as such Juan Chico, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AVP Collections.

Witness my hand and seal, at office in Commodity, this 30 day of July 2013

_____
Notary Public
My Commission expires: 8-28-14

Notary Public State of Florida
Cynthia A Morales
My Commission EE002554
Expires 08/28/2014

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $80,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Junious C Kirkland Gloria A. Kirkland
Affiant

Subscribed and sworn to before me this 30 day of JAN, 2013

Carol Di Giore
Notary Public
Commission Expires 9-9-14

My Commission Expires: September 9, 2014

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

JUNIOUS C. KIRKLAND AND GLORIA A. KIRKLAND
914 POINT VIEW CIRCLE
MT. JULIET, TN 37122

Name and address of property owner:

JUNIOUS C. KIRKLAND AND GLORIA A. KIRKLAND
914 POINT VIEW CIRCLE
MT. JULIET, TN 37122

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT 31, ON THE PLAN OF HIDDEN HILL, OF RECORD IN PLAT BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

PARCEL ID NUMBER: 076.05-0-034.00

PROPERTY COMMONLY KNOWN AS: 4916 LEESA ANN LANE, HERMITAGE, TN 37076