THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075**	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF MARCH, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES:

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Thomas Riggsby (NAME)	Same as new owner (NAME)	043-15-0-178.00
221 Larkin Springs Road (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VANDERBILT MORTGAGE AND FINANCE, INC.** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **THOMAS RIGGSBY,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, RLS #2389, dated 11-22-06, and being more particularly described as follows:

Beginning at an iron pin old in the Easterly right-of-way line of Larkin Springs Road, being the Southwesterly corner of the Gertie Ingle property of record in Deed Book 4347, Page 474; Thence, S 82 deg 38' 07" E, 396.95 feet to an iron pin old in the Westerly line of the Frank Bradley property, of record in Deed Book 5420, Page 361; Thence, S 6 deg 35' 55"W, passing an iron pin old at 100.00 feet, a total distance of 115.00 feet to an iron pin old at the Northeast corner of the Marcus Wilson property of record at Instrument No. 20000731-0075197; Thence, N 85 deg 00' 09" W, 331.70 feet to a railroad spike old; Thence, S 80 deg 44' 08" W, 71.40 feet to an iron pin old in said easterly right-of-way line of Larkin Springs Road; Thence, with said right-of-way line, N 7 deg 52' 47" E, 149.13 feet to the POINT OF BEGINNING.

Subject property includes an affixed manufactured home 2005 CMH Mountaineer Manufactured Home bearing Serial Number CAP018162TNAB.

BEING the same property conveyed to Vanderbilt Mortgage and Finance, Inc., by Trustee's Deed from Anthony R. Steele, trustee, dated 10/1/12 and recorded 10/1/12 in Instrument No. 20121001-0089285, Register's Office for Davidson County, Tennessee. The said Anthony R. Steele having been appointed trustee by Deed of Trust of record in Instrument No. 20070413-0044799, said Register's Office. Being the same property previously conveyed to Cynthia D. Carter, unmarried, by Special Warranty Deed from

BILL GARRETT, Davidson County
Trans:T20130019781 DEEDWARRSP
Recvd: 03/11/13 15:11 2 pgs
Fees:13.00 Taxes:180.93
20130311-0024140

CMH Homes Inc., dated 4/10/07 and recorded 4/13/07 in Instrument No. 20070413-0044798, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record in Instrument No. 20061228-0160172; and Utility Easement of record in Instrument No. 20030310-0031365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

The legal description contained herein is the same as in the previous deed of record.

This is improved property, known as **221 LARKIN SPRINGS ROAD, MADISON, TN 37115**

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.

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate. 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 hand this 16th day of March, 2013.

VANDERBILT MORTGAGE AND FINANCE, INC.

By: _____

Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF Blount

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Shelton with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Authorized Agent of Vanderbilt Mortgage and Finance, Inc. the within named bargainor, and corporation, and that he/she as such Authorized Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael Shelton as such Authorized Agent.

Witness my hand and seal at office this 16th day of March, 2013.

Pam Beeler

My Commission Expires: 7-29-2015 Notary Public

PAM BEELER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY