BILL GARRETT, Davidson County
Trans:T20130020704 DEEDWARRSP
Recvd: 03/14/13 09:06 3 pgs
Fees:18.00 Taxes:384.80
20130314-0025285

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

NOTARIAL SEAL STATE OF OHIO

KATHLEEN A. SINGER, Notary Public
State of Ohio
My Commission Expires 5/6/2017

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $104,000.00
Affiant
Subscribed and sworn to before me, this 6th day of March, 2013.
Notary Public
My Commission Expires: 5/6/2017

Map/Parcel Number(s) 15007000100/

Address of New Property Owner(s):
Lemuel J. Holifield
3325 Country Way Road
Antioch, TN 37013

Send Tax Bills To:
Lemuel J. Holifield
3325 Country Way Rd.
Antioch, TN 37013

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **IB Property Holdings, LLC, a Delaware Limited Liability Company** said grantor does hereby bargain, sell, transfer and convey unto **Lemuel J. Holifield,** married, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 3325 Country Way Road, Antioch, TN 37013
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Lemuel J. Holifield**, and his/her/their assigns, forever.

Said **IB Property Holdings, LLC, a Delaware Limited Liability Company**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **IB Property Holdings, LLC, a Delaware Limited Liability Company**, has executed this deed this 22 day of February, 2013.

IB Property Holdings, LLC, a Delaware Limited Liability Company

By: _____

Name: Sonia Asencio

Title: Assistant Secretary

STATE OF Florida

COUNTY OF Miami Dade

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sonia Asencio, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of said **IB Property Holdings, LLC, a Delaware Limited Liability Company**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 22 day of February, 2013.

_____
Notary Public

MILAGROS GARCIA
Notary Public - State of Florida
My Comm. Expires Jan 9, 2017
Commission # EE 863833

My Commission expires: Jan 09 2017

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12299
Property: 3325 Country Way Road, Antioch, TN 37013

EXHIBIT "A"

Situated in Davidson County, Tennessee, to wit:

Being Lot No. 88 on the Plan of The Country, Section 3, of record in Plat Book 5200, Page 44, 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 IB Property Holdings, LLC, a Delaware Limited Liability Company, by Warranty Deed from Omar Villalba and Virginia Rayo-Urdiera, dated October 29, 2011 and recorded April 20, 2012 in Instrument No. 20120420-0033969, Register's Office for Davidson County, Tennessee.