Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

S&K #: 12-040694

SPECIAL WARRANTY DEED

THIS DEED, between Capital One, N.A., organized and existing under the laws of the United States of America, hereinafter called Grantor, and Kerry J. Meacham and Sheila W. Meacham, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

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 302, in Peppertree Forest, Section 11, of record in Plat Book 8250, Page 118, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071226-0147455 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120802-0068708, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Capital One, N.A.

BY: Monica Koons for CONA
Monica Koons
Title: REO Manager

BILL GARRETT, Davidson County
Trans:T20130024743 DEEDWARRSP
Recvd: 03/27/13 11:11 2 pgs
Fees:13.00 Taxes:303.40
20130327-0029981

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monica Kerns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is an officer or authorized signatory of Capital One N.A., the within named bargainor, a corporation, and that he/she, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer or authorized signatory.

WITNESS my hand and Official Seal at Office this 24 day of January, 2013.

Angela Hooker
Notary Public

My commission expires: 11/15/16

ANGELA HOOKER
Notary Public, State of Texas
My Commission Expires
November 15, 2016

STATE OF Tennessee
COUNTY OF Davidson

I 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 $82,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 26th day of March 2013

Notary Public

My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Property Address: 4677 Chutney Drive, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Kerry J. Meacham and Sheila W. Meacham
1501 Wadsworth Road
Wheaton, IL 60189

Send Tax Bills To:
First State Bank of St. Charles, MO
2850 West Clay St.
St. Charloes, MO 63301

S & K File # 12-040694

Map & Parcel - 16514001600

THIS INSTRUMENT PREPARED BY:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566