Box 13
#6878

THIS INSTRUMENT WAS PREPARED BY:	STATE OF TENNESSEE COUNTY OF Williamson
HALLMARK TITLE COMPANY **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$28,500.00.**
LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County	Mandy Kelch AFFIANT
	SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF APRIL, 2013.
	La Trece McAdoo NOTARY PUBLIC
	MY COMMISSION EXPIRES: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
James Walker	Same as new owner	071 01 0 081.00 – Tract 1
(NAME)	(NAME)	
2008 Jefferson St		071 01 0 080.00 – Tract 2
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, Tn 37208		
(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 **JAMES WALKER,** 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:

TRACT 1

A certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows:

Being Part of Lot No. 4 of Scruggs Subdivision of Taylor Lane, said part of Lot No. 4 fronts 50 feet, more or less, on the Easterly margin of Monticello Drive and runs back between lines measuring 455 feet, more or less, on its Southerly line and 485 feet, more or less, on its Northerly line, to a line in the rear measuring 113 feet, more or less.

Being the same property conveyed to Vanderbilt Mortgage and Finance, Inc. by Deed in Lieu of Foreclosure from Sylvester Hudson, Jr., and wife Angelia Alston Hudson, dated January 24, 2013, and recorded February 7, 2013 in Instrument No. 20130207-0012611, Register's Office for Davidson County, Tennessee.

INCLUDED with the property is a CMH Mobile Home, Serial Number CAP011814TNAB which is affixed and permanently made a part hereof.

This is **improved** property, known as 2341 Monticello Drive, Nashville, TN 37207 (TRACT 1)

BILL GARRETT, Davidson County
Trans:T20130034795 DEEDWARRSP
Recvd: 04/29/13 09:32 2 pgs
Fees:13.00 Taxes:105.45
20130429-0042086

TRACT 2

A certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows:

Being Part of Lot No. 4 of Scruggs Subdivision of Taylor Lane, said part of Lot No. 4 fronts 50 feet, more or less, on the Easterly margin of Monticello Drive and runs back between lines measuring 485 feet, more or less, on its Southerly line and 536 feet, more or less, on its Northerly line, to a line in the rear, measuring 133 feet, more or less.

Included in the above description but specifically excluded is the conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 4266, page 970, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vanderbilt Mortgage and Finance, Inc. by Deed in Lieu of Foreclosure from Sylvester Hudson, Jr., and wife Angelica I. Alston - Hudson, dated January 24, 2013, and recorded February 7, 2013 in Instrument No. 20130207-0012610, Register's Office for Davidson County, Tennessee.

This is **unimproved** property, known as 2345 Monticello Drive, Nashville, TN 37207 (TRACT 2)

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

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

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 12th day of April, 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~~ _____ 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 12th day of April, 2013.

Pam Beeler
Notary Public

My Commission Expires: 7-29-2015

PAM BEELER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY