SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130075728 DEEDWARRSP
Recvd: 09/03/13 10:56 2 pgs
Fees: 13.00 Taxes: 468.05

20130903-0092301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$126,500.00**

Rebecca A. Drolen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca A. Drolen	**Franklin American Mortgage Company**	**MAP 071-08-0**
(NAME) **511 Wesley Avenue**	(NAME) **501 Corporate Centre Drive**	**PARCEL 197.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SNEAKY NINJA, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA A. DROLEN AND JARED M. MACKINNON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. 68 on the Plan of Section One, Joywood Heights, of record in Book 1130, page 91, Register's Office for said County.

Said Lot No. 68 fronts 60 feet on the north side of Wesley Avenue and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Sneaky Ninja Inc. by Special Warranty Deed to PNMAC Mortgage Co., LLC, dated February 12, 2013, recorded February 22, 2013 of record in Instrument No. 20130222-0017956, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to PNMAC Mortgage Co., LLC July 30, 2012 in Instrument No. 20120802-0068706 and the same property conveyed to Betty R. Binkley September 5, 1989 in Instrument No. 20061221-0157261, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Plat Book 1130, page 91, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **511 Wesley Avenue, Nashville, TN 37207**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under grantor but not further or otherwise. 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 30th day of August, 2013.

Sneaky Ninja, Inc.

By: _____

Gerald Bequette, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Gerald Bequette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Sneaky Ninja, Inc, (the "Company") the within named bargainor, a Tennessee Corporation, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2013.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

_____
Notary Public