NEW OWNER:

Dal Ngaih Lian
141 Sheila Dr.
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

Map/Parcel 16203041000

THIS INSTRUMENT PREPARED BY:

Legends Title Services, LLC
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140000620 DEEDWARRSP
Recvd: 01/03/14 12:45 2 pgs
Fees:13.00 Taxes:318.20
20140103-0000812

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Six Thousand and 00/100 Dollars ($86,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Electric Service Credit Union** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Dal Ngaih Lian and Suan Cing, husband and wife** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Revised Haywood Forest Subdivision of record in Plat Book 5200, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Electric Service Credit Union by Deed-In-Lieu of Foreclosure from Donald James Pirk and wife Brandy Kathleen Pirk of record in Instrument No. 20080917-0095154, Register's Office for Davidson County, Tennessee, dated September 15, 2008 and recorded on September 17, 2008.

This is IMPROVED property known as 141 Sheila Drive, Antioch TN 37202.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Dal Ngaih Lian and Suan Cing, their successors and assigns, in fee simple, forever.

Grantor does hereby covenant with 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 except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. All improvements on the property are accepted "**AS IS**" by Grantee. Grantee expressly waives any and all such warranties, whether expressed or implied, including without limitation any warranties regarding hazardous or toxic substances, and the habitability or fitness of the property for any particular use or purpose.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 20th day of December, 2013.

Electric Service Credit Union

By: CEO/President

Ron Smith, CEO/President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Ron Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the CEO/President of the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, ~~this 20~~ th day of December, 2013.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES

NOTARY PUBLIC

My commission expires: JAN 04 2014

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The actual consideration or value, whichever is greater, for this transfer is $86,000.00 .

Emily Jones
AFFIANT

Sworn to and subscribed to before me this 20th day of December, 2013.

NOTARY PUBLIC

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 3/21/17